

Flood Risk Assessment

Introduction

A Flood Risk Assessment is a requirement of the pre planning process for all new developments and is increasingly forming part of the due diligence process for transactions involving existing property.

For existing properties, flooding can impact land and property values and may prevent a tenant/investor securing a loan agreement in the event that flood insurance cannot be obtained.

For new developments the EA assesses the risk from two different perspectives:

1. Flood risk to the development / property.
2. Flood risk to down stream and up stream property from run-off at the development / property.

A comprehensive flood risk assessment requires the assessment of flood levels (historical and future), hydrology, flood defences structures, flood escape routes and mitigation measures. The flood risk assessment will also consider the contribution a property makes to area wide drainage and its potential impact on down stream and upstream properties.

Technical Guidance

The main guidance on flooding is Planning Policy Statement Note 25 for England, Technical Advice Note (TAN) 15 for Wales and Scottish Planning Policy (SPP) 7 for Scotland.

The aim of these guidance notes is to improve the understanding and raise awareness of building new developments on or near to flood plains.

How Can REC Assist?

REC can provide both FRA and FCA reports for pre-planning applications to all relevant standards.

Using our UK wide coverage REC is able to work locally and maximise local authority contacts and proximity to site to expedite reporting times.



Example Flood Assessments

As part of a planning application for a new commercial development in the Newcastle area, REC determined that the 1 in 100 year maximum flooding river levels were upto 3m below existing ground levels.

REC therefore recommended that no flood mitigation measures were required as part of the development of the site and that planning permission should be granted for the site. The risk assessment was completed within a two week timeframe which allowed the client to make an informed judgment as part of ongoing negotiations for the acquisition of the site.

REC completed a Flood Consequence Assessment (FCA) using TAN15 at a proposed petrol, HGV services and office development in north Wales. As part of the assessment REC obtained detailed information from the Environment Agency regarding future flood water levels allowing for climate change.

In addition, REC identified the mitigation measures required to prevent any future pollution from the fuel storage facilities at the site. The Environment Agency accepted REC report and recommendations and removed a pre-planning objection on the basis of a possible flood risk.

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REC Group Services include: ■ Geo-environmental Site Investigation & Risk Assessment, ■ Brownfield Site Remediation, ■ Ecological Surveys ■ Asbestos Surveys, Analysis & Clearance Certification ■ MCERTS accredited Stack Emission Monitoring ■ Air Quality & Odour Monitoring & Assessment ■ COSHH Monitoring Assessments ■ UKAS & MCERTS Accredited Laboratory Analysis

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