FLOOD RISK ASSESSMENT

Lytchgate Fisheries

According to the Environment Agency an F.R.A. is only needed where the proposed site is in flood zones 2 or 3 or where the site is in excess of 1 hectare.

The proposed site is in a low risk flood area (so neither 2 or 3) and is under 1 hectare in area.

Therefore no F.R.A. is needed.

Extracts below from Environment Agency website:-

Paragraph E9 of Planning Policy Statement 25 notes that: "Planning applications for development proposals of one hectare or greater in Flood Zone 1 and all proposals for new developments located in Flood Zones 2 and 3, should be accompanied by a FRA."

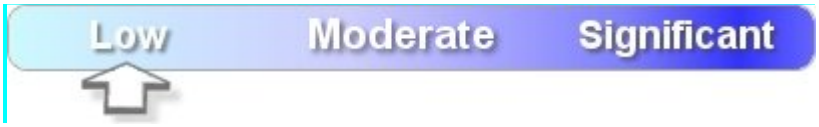
Flood Risk for X:438986, Y:297678 (Lytchgate Fisheries site)

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the insurance industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

What is the likelihood of flooding from rivers or the sea in my area?



View current flood warnings in this area

What does 'low' mean for me?

Be prepared

The location you have selected is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.