

Development and Flood Risk: What type of FRA do you need to submit?

Development Category	Within 20 metres of the top of bank of a main river	Includes culverting or control of flow of any stream or river	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1
Alterations and extensions to a dwelling house (Excludes basement developments)	Consult the EA with Full FRA www.environment-agency.gov.uk/	Consult the EA with Full FRA www.environment-agency.gov.uk/	No formal consultation with EA but simple FRA is required in support of your application www.environment-agency.gov.uk/ EA Advice notes Minor Extensions	No formal consultation with EA but simple FRA is required in support of your application www.environment-agency.gov.uk/ EA Advice notes Minor Extensions	No formal consultation with EA or FRA required
Basement Development: new basements, extensions to existing basements that have internal access to a higher level and	Consult the EA with Full FRA www.environment-agency.gov.uk/	Consult the EA with Full FRA www.environment-agency.gov.uk/	No formal consultation with EA but a full FRA will be required in support of your application www.environment-agency.gov.uk/	No formal consultation with EA but a full FRA will be required in support of your application www.environment-agency.gov.uk/	No formal consultation with EA or FRA required
Self-contained basement dwellings and new basements that do not have internal access to a higher level	The EA will object in principle to this type of application EA Advice notes Building Basements	The EA will object in principle to this type of application EA Advice notes Building Basements	The EA will object in principle to this type of application EA Advice notes Building Basements	Consult the EA with Full FRA www.environment-agency.gov.uk/	No formal consultation with EA or FRA required
Roof extensions or Roof Terrace	No formal consultation with EA or FRA required	No formal consultation with EA or FRA required	No formal consultation with EA or FRA required	No formal consultation with EA or FRA required	No formal consultation with EA or FRA required