

Flood Risk Assessment Guidance

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>



YORKSHIRE DALES
National Park Authority

[Check if you are within 20 metres of a main river](#)

[Check which flood zone you are in](#)

Development within 20 metres of a main river

Contact the [Environment Agency](#) for advice.

Flood zone 1

[Flood risk assessment](#) only required in Flood zone 1 if development is of:

- more than 1 hectare (ha)
- less than 1 ha but includes a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- has critical drainage problems as notified by the Environment Agency

Flood zones 2 & 3

When to follow standing advice

You should follow the Environment Agency's standing advice if you're carrying out a flood risk assessment of a development classed as (see [vulnerability classification](#)):

- a [minor extension](#) (household extensions or non-domestic extensions less than 250m²)
- ['more vulnerable'](#) in flood zone 2 (except for landfill or waste facility sites, caravan or camping sites)
- ['less vulnerable'](#) in flood zone 2 (except for agriculture and forestry, waste treatment, mineral processing, and water and sewage treatment)
- ['water compatible'](#) in flood zone 2

You also need to follow standing advice for developments involving a change of use into one of these vulnerable categories or into the water compatible category.

If your development is not covered by the above standing advice then follow the [Flood risk assessment guidance for Zones 2 and 3](#).

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>