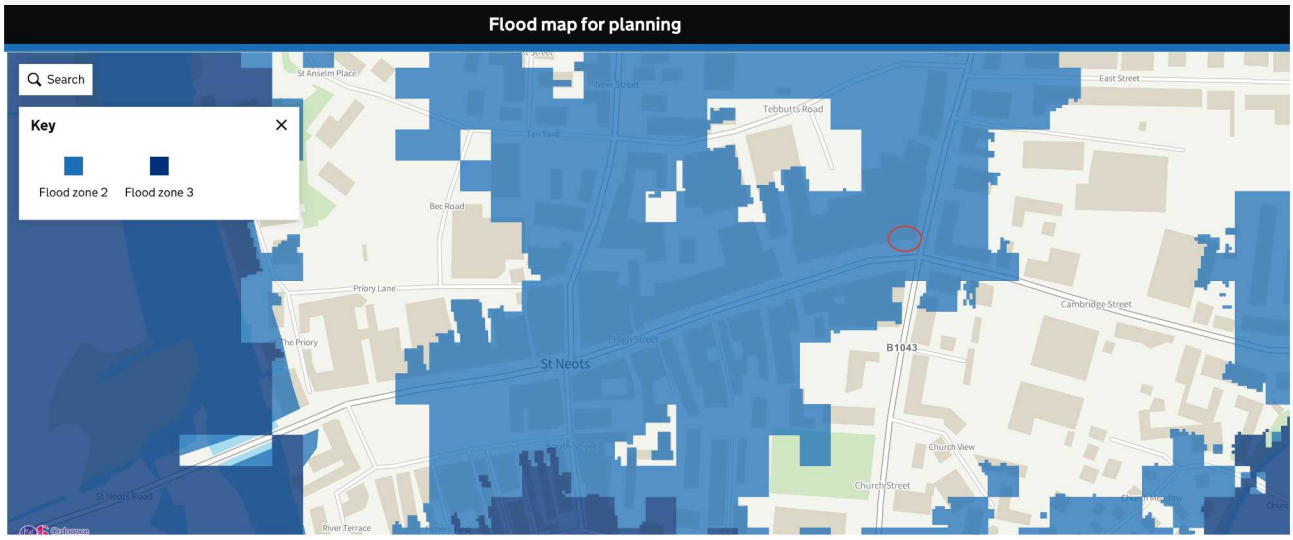
Flood Risk Assessment (FRA)
For: 57 High Street St Neots PE19 1JG
Minor Development in Flood Zone 2

sarah dyer
HERITAGE CONSULTANT

1. Site Location and Description

The site at 57 High Street St Neots PE19 1JG lies within Flood Zone 2, as defined by the Environment Agency's Flood Map for Planning. This indicates a medium probability of flooding from rivers or the sea (annual probability between 1 in 100 and 1 in 1,000, or 1% to 0.1%). the site is shown below marked with a red circle.



The submitted proposal comprises a change to an existing door and secondary glazing to the existing shopfront. The development does not involve a change of use, and does not introduce a more vulnerable use under the NPPF's Flood Risk Vulnerability Classification.

2. Planning Policy Context – NPPF 2024

The 2024 National Planning Policy Framework sets out the Government's policy on development and flood risk. Footnote 63 of the NPPF (2024) states:

"A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. This includes proposals of 1 hectare or more in Zone 1; those in areas of critical drainage; or those where development may be subject to other sources of flooding."

However, national Planning Practice Guidance (PPG), which remains current and complements the NPPF 2024, clarifies that:

"A site-specific FRA is not required for minor development in Flood Zone 2 or 3 unless it would have an adverse effect on flood risk elsewhere or the vulnerability of the development."

This proposal falls under **minor development**, as defined by the PPG, and includes:

- A small change to existing features; replacement door and secondary glazing;
- No change to the existing use class;
- No impact on floodplain storage or flow routes.

3. Flood Risk Considerations

The site is not located in an area of critical drainage concern, nor does the proposed development:

- Exceed 1 hectare in area;
- Increase the number of dwellings or change the vulnerability classification;
- Obstruct existing overland flow paths or floodplain storage;
- Require significant excavation or infill.

Additionally, the proposed floor levels will match existing thresholds and incorporate resilience measures as appropriate

4. Conclusion

In accordance with Footnote 63 of the NPPF (2024) and the national Planning Practice Guidance:

- The development is **minor**;
- There is **no increased risk of flooding on or off site**;
- The proposal does not warrant a full site-specific FRA.

On this basis, and given the scale and nature of the works, no detailed flood risk report is necessary.