



Level 2 Strategic Flood Risk Assessment User Guide

The following steps are designed to assist in the usage of the Bristol City Council (BCC) Strategic Flood Risk Assessment (SFRA) documentation by those intending to submit a planning application.

1. Identify your area of interest on the SFRA Level 2 flood maps and familiarise yourself with the sources of flooding posing a risk there. Refer also to the [Flood Map for Planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/flood-map-for-planning).
2. Refer to the SFRA Level 2 flood maps inclusive of climate change allowances up until the end of the intended lifetime of the proposed development or period applicable for your particular purpose.
3. Check the proposed development type and its vulnerability rating in conjunction with the flood risk posed to the site over its entire lifetime and assess if this risk is manageable against gov.uk guidance. See: [Flood Risk Assessments: climate change allowances](#) and [Flood Risk Assessment guidance for new development](#).
4. Check what guidance is applicable and sources of information are available for your specific purposes through Section 1 of the Level 2 SFRA report and establish any regulatory and approval bodies you will need to contact.
5. If your site falls in an area identified as being 'Land safeguarded from development that is required for current and future flood management' your development will likely not be permitted. Contact: flood.data@bristol.gov.uk for further information.
6. If the Sequential Test is passed and there are no sites available at lower risk and your site lies in a higher risk area (as indicated in the flood maps) apply the Exception Test.
7. Sections 2 to 5 of the Level 2 SFRA report will have background information about the risk your specific area of interest is subjected to.
8. For compliance with the Exception Test refer to Sections 1.6 and 8 of the Level 2 SFRA report for requirements.
9. Complete a site-specific Flood Risk Assessment (FRA) in accordance with the Level 2 SFRA and [PPG FRA checklist requirements](#).