



1 Example Street London SW1A 1AA

FLOOD RISK ASSESSMENT

On behalf of Example Developments Ltd

Wren

Wren is a trading name of Shonaïke Finance Ltd (Company No. 16406111). Registered office: 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

Regulated by the Royal Town Planning Institute

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Introduction

1.1 Purpose and scope

- 1.1.1 This Flood Risk Assessment has been prepared by Wren on behalf of Example Developments Ltd in support of a full planning application at 1 Example Street, London SW1A 1AA. Its purpose is to assess the risk of flooding to and from the proposed development from all sources, to apply the sequential and, where relevant, the exception tests required by national policy, and to set out the proposed flood risk management and surface water drainage strategy for the development.

1.2 Policy context and methodology

- 1.2.1 The assessment has been prepared in accordance with the National Planning Policy Framework, the Planning Practice Guidance on flood risk and coastal change, and the relevant flood risk and drainage policies of the development plan. It has regard to the published Environment Agency flood mapping, the Council's Strategic Flood Risk Assessment, and the guidance on sustainable drainage systems. The vulnerability classification of the proposed use has been established and tested against the flood zone in which the Site lies.
- 1.2.2 This is a specimen document; all names, figures, flood zones and details are illustrative and do not relate to any real site or assessment.

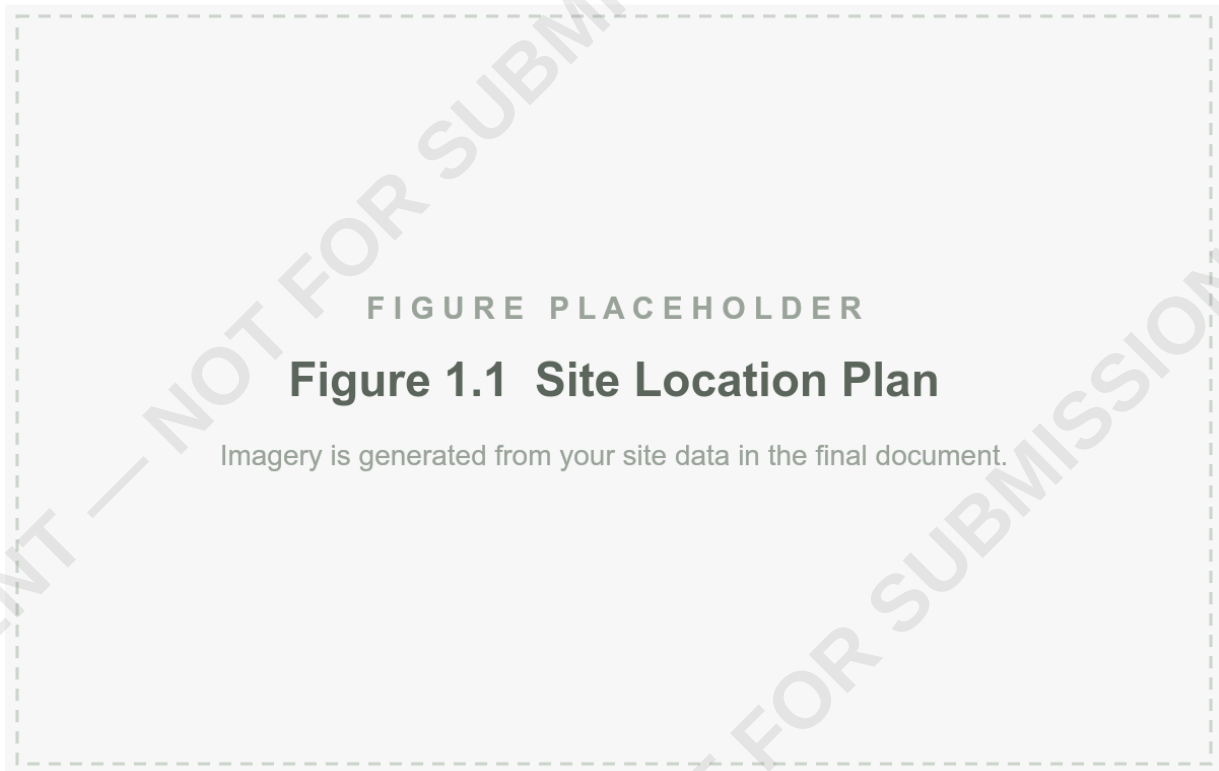


Figure 1.1 Site Location Plan

Source: Contains OS data © Crown copyright and database rights 2026

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The Site and Surroundings

2.1 The Site

- 2.1.1 The Site comprises a mid-terrace property extending to approximately 180 sq m, with an active commercial ground floor, vacant upper floors, and a modest rear garden. Ground levels are broadly level across the Site and across the surrounding streets. The Site is fully developed, with hardstanding and building footprint covering the majority of the plot and a small area of soft landscaping to the rear garden. The surrounding area is characterised by dense nineteenth-century terraced development served by the public combined sewer network.

2.2 Planning and flood context

- 2.2.1 For the purposes of this specimen, the Site is assumed to lie within Flood Zone 1 (low probability of fluvial and tidal flooding), as defined by the Environment Agency mapping. The proposed residential use is classified as "more vulnerable" development, which is appropriate within Flood Zone 1 without the need for the exception test. Notwithstanding the low fluvial and tidal risk, the assessment considers surface water, groundwater, sewer and other sources of flooding in the interests of a robust and comprehensive drainage strategy, consistent with national policy and the Council's requirements.

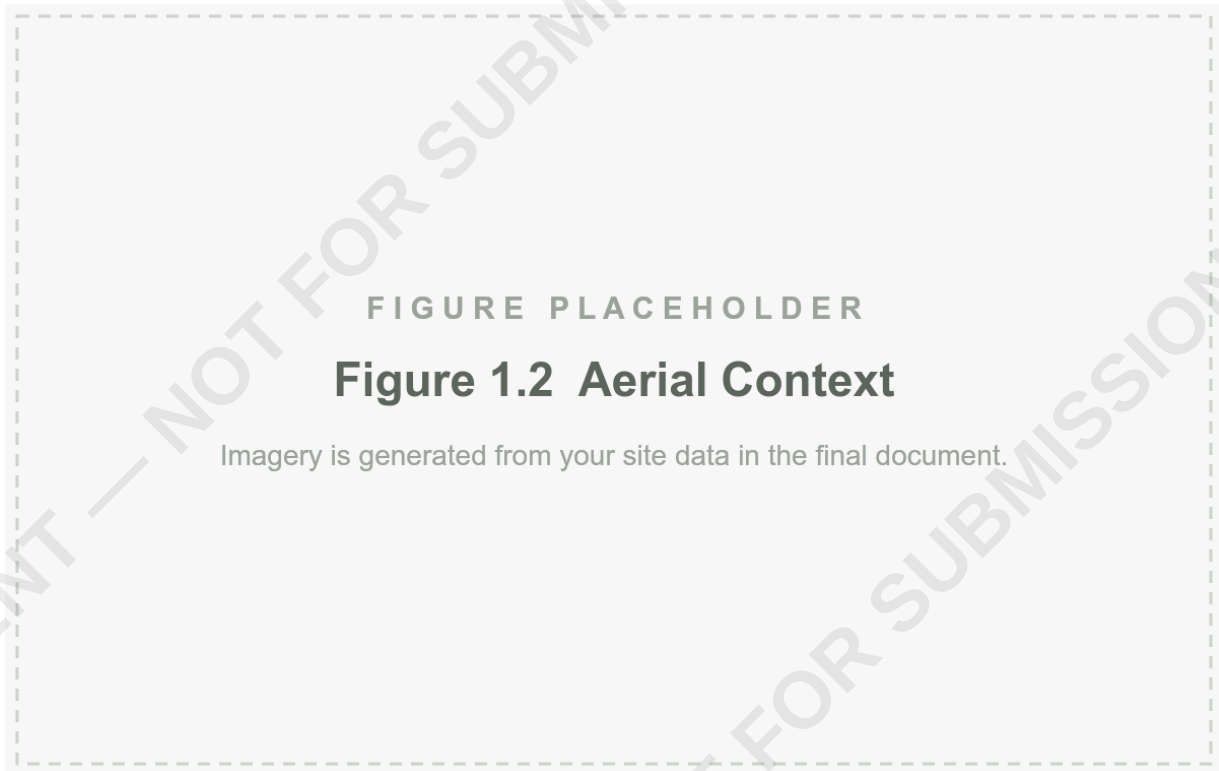


Figure 1.2 Aerial Context
Source: Mapbox / Maxar

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Flood Risk Assessment

3.1 Sources of flood risk

- 3.1.1 The assessment considers flooding from each of the potential sources in turn: rivers (fluvial), the sea (tidal), surface water (pluvial), groundwater, sewers, and artificial sources such as reservoirs and canals. On the basis of the published mapping (illustrative for this specimen), the Site is at low risk from fluvial and tidal sources by virtue of its location within Flood Zone 1. The surface water mapping indicates a low risk across the majority of the Site, with a localised area of low-to-medium surface water risk associated with a shallow flow path along the adjoining street during extreme rainfall events. The risk from groundwater, sewers and artificial sources is assessed as low.

3.2 Sequential and exception tests

- 3.2.1 The sequential test seeks to steer development to areas at the lowest risk of flooding. Where a site falls wholly within Flood Zone 1, as is assumed here, the sequential test is satisfied at the site-specific level and the exception test is not engaged for the more vulnerable residential use proposed. The assessment records this position for completeness and confirms that the proposed use is compatible with the flood risk classification of the Site.

3.3 Surface water drainage strategy

- 3.3.1 The proposed surface water drainage strategy follows the drainage hierarchy set out in national guidance, prioritising infiltration where ground conditions allow and, where infiltration is not feasible, attenuating surface water on the Site and discharging to the public sewer at a restricted rate. Given the constrained, largely built footprint, the strategy incorporates achievable sustainable drainage measures — including permeable surfacing to the rear garden, water butts and, where practicable, green roof or blue roof attenuation — to reduce the rate and volume of surface water runoff. The strategy achieves a betterment against the existing, largely impermeable, discharge position and manages runoff up to and including the critical design storm event with an appropriate allowance for climate change.

3.4 Residual risk and safe access

- 3.4.1 The residual risk to the development is managed through the setting of appropriate finished floor levels and through the drainage strategy described above, which together ensure that the development would not increase flood risk elsewhere. Safe access to and egress from the Site is maintained via the Example Street frontage, which lies at or above the level of the Site and is not subject to any material depth or hazard of flooding in the modelled events. A management and maintenance regime for the sustainable drainage components would be secured by planning condition.



Figure 2.1 Environment Agency Flood Map for Planning

Source: Environment Agency / Contains OS data © Crown copyright and database rights 2026

FIGURE PLACEHOLDER

Figure 2.2 Surface Water Flood Risk

Imagery is generated from your site data in the final document.

Figure 2.2 Surface Water Flood Risk
Source: Environment Agency

FIGURE PLACEHOLDER

Figure 2.3 Historic Flood Events

Imagery is generated from your site data in the final document.

Figure 2.3 Historic Flood Events
Source: Environment Agency

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Conclusion

- 4.1 The assessment demonstrates that the proposed development is at low risk of flooding, being located within Flood Zone 1 and at low risk from the other sources considered, and that the proposed more-vulnerable residential use is compatible with that classification without engaging the exception test. The proposals would not increase flood risk elsewhere; on the contrary, the surface water drainage strategy achieves a betterment against the existing impermeable position through the incorporation of sustainable drainage measures, and manages runoff up to the design event with an allowance for climate change.
- 4.2 Safe access and egress are maintained and the residual risk is managed through finished floor levels and the drainage strategy. The proposals accordingly accord with the National Planning Policy Framework, the Planning Practice Guidance on flood risk and coastal change, and the relevant flood risk and drainage policies of the development plan. There is no flood risk or drainage reason to withhold planning permission.

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Signed

Date



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This Flood Risk Assessment has been prepared by Shonaika Finance Ltd for the use of Example Developments Ltd in connection with the applications described at Section 1. It may not be relied upon by any other party or used for any other purpose without the prior written agreement of Shonaika Finance Ltd. The opinions expressed are given in good faith on the basis of the information available at the date of preparation.