

# Flood Risk

National planning policy, set out in the National Planning Policy Framework ([NPPF](#)) aims to steer new development to areas with the lowest probability of flooding in order to avoid risk to people and property.

The council has prepared Strategic Flood Risk Assessment (SFRA) Maps to help communities see the extent and level of flood risk in their area:

- [South Gloucestershire - North](#)
- [South Gloucestershire - East](#)
- [South Gloucestershire - South](#)
- [South Gloucestershire - West](#)

These 4 SFRA Maps have been prepared from information taken from 3 separate SFRAs:

- South Gloucestershire Level 1 SFRA, February 2009;
- South Gloucestershire Level 2 SFRA, December 2011; and
- South Gloucestershire and Bristol City Avonmouth/Sevenside Level 2 SFRA, March 2011.

These 3 SFRAS have been commissioned by the council and have been endorsed by the Environment Agency.

Land identified as Flood Zone 3b (coloured pink on the SFRA Maps) has the highest flood risk, whilst the land which is uncoloured (Flood Zone 1) has the lowest probability of flooding.

If your community identifies an aspiration for development, then the council will work with you to see whether this can be delivered, taking into account flood risk identified from the appropriate SFRA, flood risk policy in the NPPF and the government's additional [Technical Guidance to the NPPF](#).