

Planning-ready Flood Risk Assessments for sites in Flood Zones 1, 2 and 3, from GeoSmart's flood and drainage specialists.

What are Flood Risk Assessments?

For architects, planners, developers and property owners, a Flood Risk Assessment is often essential to support a planning application. It assesses the risk of flooding to and from a development site from all relevant sources – rivers, the sea, surface water, groundwater, sewers and artificial sources – not just the Flood Zone the site sits in.

Local Authorities need confidence that a development will remain safe for its lifetime, allowing for climate change. GeoSmart combines national datasets, Local Authority evidence, historic flood records and specialist groundwater intelligence, reviewed by experienced consultants, to identify constraints early and provide practical mitigation recommendations that support smoother approvals.

Choose the right report for you

Looking for the right Flood Risk Assessment? At CentremapsLive, we offer three GeoSmart options. FloodSmart suits lower-risk sites in Flood Zone 1, FloodSmart Plus covers more complex sites in Flood Zones 2 and 3, and FloodSmart Pro adds an enhanced on-site review by GeoSmart specialists.

Features included	FloodSmart	FloodSmart Plus	FloodSmart Pro
Suitable for Flood Zone	1	2 and 3	2 and 3
Professional opinion from expert flood risk consultants	☒	☒	☒
All flood sources assessed, including groundwater	☒	☒	☒
Existing and future (climate change) flood risk	☒	☒	☒
Review of strategic flood risk assessment (SFRA)	☒	☒	☒
Practical flood mitigation recommendations	☒	☒	☒
Impacts on neighbouring land and offsite receptors	☒	☒	☒
£5 million PI	☒	☒	☒
Supports Architects, Developers, Planners and Property Owners	☒	☒	☒
Environment Agency flood data and detailed flood levels		☒	☒
Advice on planning implications and next steps		☒	☒
Enhanced on-site review and consultant walkover			☒

Turnaround times are confirmed at quotation and depend on site information and third-party data.