

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	474074/170353	23 February 2026 13:04

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning
Your reference
Unspecified
Location (easting/northing)
474074/170353
Scale
1:2,500
Created
23 Feb 2026 13:04

 Selected area

 Flood zone 3

 Flood zone 2

 Flood zone 1

 Flood defence

 Main river

 Water storage area



0 20 40 60m

