Flood map for planning

Your reference	Location (easting/northing)	Created
2508 The Railway Inn	**474881/106243**	**29 August 2025 16:05**

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

Environment Agency

Flood map for planning

Your reference
2508 The Railway Inn

Location (easting/northing)
474881/106243

Scale
1:2,500

Created
29 Aug 2025 16:05

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60 m

© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.