GOV•UK

Flood map for planning

Beta This is a new service. Help us improve it and give your feedback (/feedback).

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This location is in flood zone 3

In your proposed development site there is a risk of flooding from:

- rivers and the sea
- surface water

Flood risk assessments

Based on our flood risk data, you need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

If the flood risk to your site is affected by flood defences, you will also need to assess residual risk (https://www.gov.uk/guidance/flood-risk-and-coastal-change#para41) from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

Rivers and the sea	**See this risk on the map (/map?polygon=[[472490.86,101201.76],[472697.24,101201.76],[472697.24,100995.38],[472490.86,100995.38],[472490.86,101201.76]]&seg=rsd,pd,hr)**
What flood zone 3 means	Land within flood zone 3 has a high probability of flooding from rivers and the sea. You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

	Find out more about flood zones and what they mean. (/flood-zone-results-explained)
Climate change: projected chance of flooding	This location is at risk from flooding from rivers or the sea when climate change is taken into account: • from rivers for the period 2070 to 2125 • from the sea (tidal flooding) by the year 2125 Find out more about this data and how it should be used (/how-to-use-flood-map-for-planning-data)

Surface water for planning	**See this risk on the map (/map?polygon=[[472490.86,101201.76],[472697.24,101201.76],[472697.24,100995.38],[472490.86,100995.38],[472490.86,101201.76]]&seg=sw,hr)**
Climate change: projected chance of flooding	We do not currently show climate change scenarios for surface water. You can see climate change and depth scenarios on the check the long term flood risk for an area in England (https://www.gov.uk/check-long-term-flood-risk) service. The data shown in that service fall short of what is required to assess planned development but may help to inform risk assessments. Read when and how to use climate change allowances in flood risk assessments (https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)
Present day chance of flooding	The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.

Next steps	
Decide what you need for your	I need help deciding what to include in my planning application. (/next-steps?polygon=

planning application	[[472490.86,101201.76],[472697.24,101201.76], [472697.24,100995.38],[472490.86,100995.38], [472490.86,101201.76]])
Download a flood map for this location	The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is: • in flood zone 1, 2 or 3 • within 20 metres of a main river or a flood defence • in a water storage area (also likely to be flood zone 3b in the strategic flood risk assessment) ▶ Add a reference to the flood map and set the scale Download flood map for this location (PDF)
Order detailed flood risk data	Order detailed flood risk information to be used for a flood risk assessment as part of a planning application. Order flood risk data
Change the location	• Redraw the boundary of your site (/map?polygon=[[472490.86,101201.76], [472697.24,101201.76],[472697.24,100995.38], [472490.86,100995.38],[472490.86,101201.76]]) • Search for a different location (/location) The material displayed, including maps and risk data, is provided without any guarantees, conditions or warranties as to its accuracy. See our terms and conditions (/terms-and-conditions) for more information.

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