

**GOV.UK**

Flood map for planning

BETA This is a new service – your [feedback \(/feedback\)](#) will help us to improve it.

Flood probability

Your proposed development is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

More information about flood zones
(<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones>)

1

You don't need to do a flood risk assessment (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example

surface water drains

2

If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

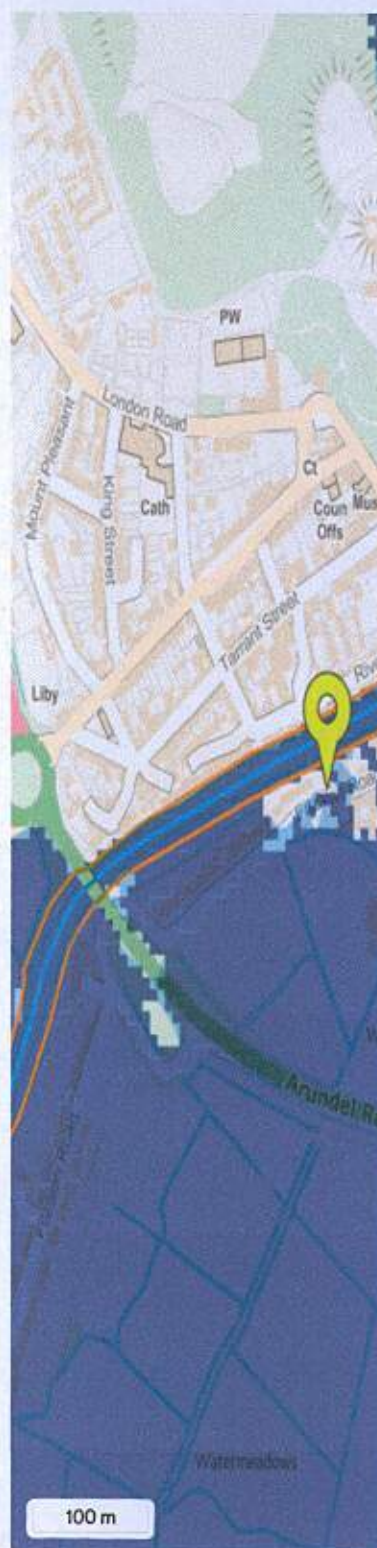
you can learn more about flood risk assessment in flood zone 1

(<https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas>)

3

You can also read more about flood risk assessments for planning applications

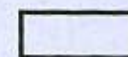
(<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>)



Development location

Flood zone 3

Flood zone 2



Flood zone 1

Areas benefiting from flood defences

Flood defence

Main river

Flood storage area

Enter another location to view the probability of it flooding