

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](#)

- 1** You don't need to do a [flood risk assessment](#) 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](#)
- 3** You can also read more about [flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)

Development location

Flood zone 3

Areas benefiting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area

Saint Peter's

Enter another location to view the probability of it flooding

Enter a postcode, place or NGR