



Interactive Maps

Flood Risk for X:495961, Y:100200

This map is for land-use planning. If you are planning a development, you will need to undertake a more detailed flood risk assessment to show how the flood risk to the site, or elsewhere as a result of proposed changes to the site, can be managed as part of your development proposal.

Local planning authorities should use this map alongside an up-to-date Strategic Flood Risk Assessment to:

- * identify when a flood risk assessment is required
- * identify when a consultation with the Environment Agency is needed
- * apply the sequential test in the absence of a suitable Strategic Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:

- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

If you do not want information for planning purposes, but would like more information, you can also check your risk of flooding from:

Rivers and the sea
Reservoirs
Surface Water

creating a better place

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