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Flood map for planning

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

Flood probability

[Download report](#)

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

FLOOD ZONE 3

Land and property in flood zone 3 have a high probability of flooding

[More information about flood zones](#)

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

1 You must carry out a [flood risk assessment](#) (<https://www.gov.uk/guidance/risk-assessment-for-planning-applications>) for development in flood zone 3

2 For some types of development in flood zone 3 you must follow the [Environment Agency's standing](#)

