



Environment
Agency

19 October
11

Risk of Flooding

Enter postcode or place
name:

BN17 5LQ

Search

Overview map:



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Map of BN17 5LQ at scale 1:20,000

Map Legend



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Issues have been identified at Lower Edmonton, Enfield; Carlisle, Cumbria; Moreton in Wirral and Gatley in Stockport:

These will be resolved during the next update in November 2010.
For further information regarding these areas please contact us directly.

More about flooding:

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

Flood map - your questions answered

Answers to commonly asked questions about the flood map.

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Interactive Maps

Flood Risk for X:496059, Y:104760

Be prepared

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the financial services industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

What is the likelihood of flooding from rivers or the sea in my area?

Low

Moderate

Significant



How floods could affect you

View current flood warnings in this area

What does 'significant' mean for me?

The location you have selected is in an area that has a significant chance of flooding. The chance of flooding each year is greater than 1.3% (1 in 75). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Flood defences reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

Get a fuller explanation of flood likelihood.

Very Important. Be prepared!

- Find out if you can get advance flood warnings for your location.
- Find out how to be prepared for or flooding, on our Floodline pages or call Floodline on tel: 0845 988 1188.
- Get further guides and information on flood risk and home insurance.
- Do not use this information on likelihood of flooding when applying for planning permission. Find out what you need to do when planning a new development.
- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.

Find out more about other sources of flooding.

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Householder and other minor extensions

welcome | user flowchart | consultation matrix | sequential test results table | applicant and agent advice
householder and other minor extensions | general surface water drainage information
planning policy statement 25 | flood risk assessment note 1 | flood risk assessment note 2 | flood risk assessment note 3
view this document as pdf for printing

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

Applicant to choose one or other of the flood mitigation measures below.	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to tick one of the boxes below
<p>Either ;</p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.</p>	<p>Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)</p>	
<p>Or;</p> <p>Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level.</p> <p>All levels should be stated in relation to Ordnance Datum</p>	

[Click here for information on flood resilience and resistance techniques](#)

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment