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Flood map for planning

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This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.06 ha.

Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ1\)](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk \(<https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?easting=510614&northing=187933&map=SurfaceWater>\)](https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?easting=510614&northing=187933&map=SurfaceWater)
- Hillingdon planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.




 Main river

 Water storage area

► [What the flood map shows](#)

Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

► [Add a reference to the flood map and set the scale](#)

[Download this flood map \(PDF\)](#)

Decide what you need for your planning application

You only need an FRA in flood zone 1 when one or more of these points apply:

- the development has a site area of 1 ha or more
- it's in an [area with critical drainage problems](#) (<https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems>)
- the local planning authority's SFRA shows it'll be at increased flood risk in future
- the site is at risk from other sources of flooding and its development would increase its vulnerability classification

Order flood risk data for rivers and the sea

To request flood risk assessment data for this site, contact the Environment Agency team in Hertfordshire and North London at hnlenquiries@environment-agency.gov.uk

Your email should say that you are requesting flood risk assessment data (also known as a product 4) and include:

- the address
- a map showing the site boundary

As your selected location is in Flood Zone 1, it is likely that there will be no extra data available.

Get help deciding what flood risk information you need

Email the Environment Agency team in Hertfordshire and North London at: hnlenquiries@environment-agency.gov.uk

Change the location

- [Redraw the boundary of your site](#)
- [Search for a different location](#)

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