

# Flood map for planning

Your reference  
**2018IB**

Location (easting/northing)  
**504173/190694**

Created  
**17 Mar 2022 11:49**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

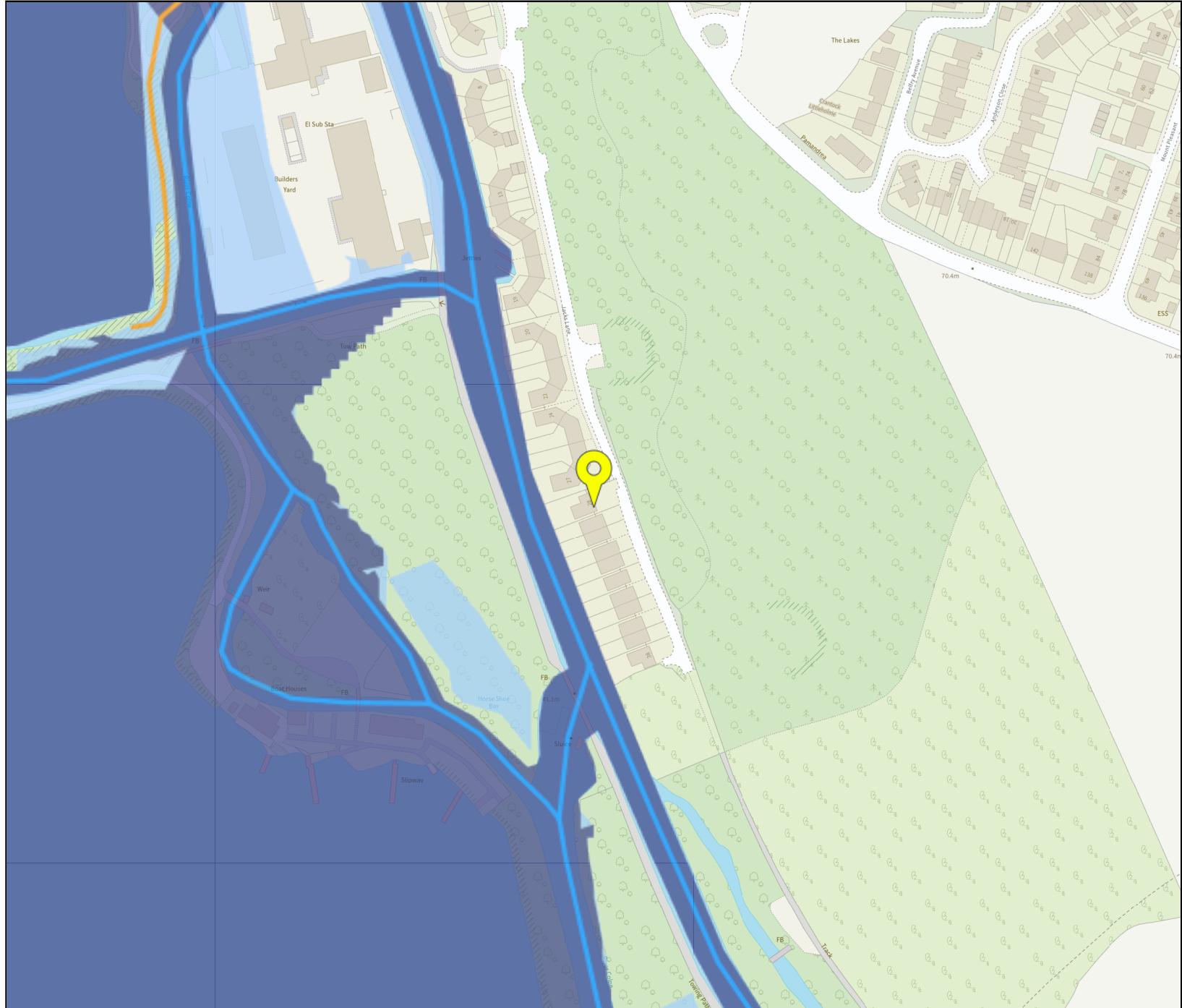
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Environment  
Agency

## Flood map for planning

Your reference

2018IB

### Location (easting/northing)

504173/190694

## Scale

1:2500

Created  
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## Selected point



### Flood zone 3



## Flood zone 3: areas benefitting from flood defences



## Flood zone 2



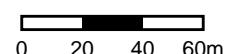
## Flood zone 1



## ▪ Flood defence



### 3 Flood storage area



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