Environment Agency

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Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

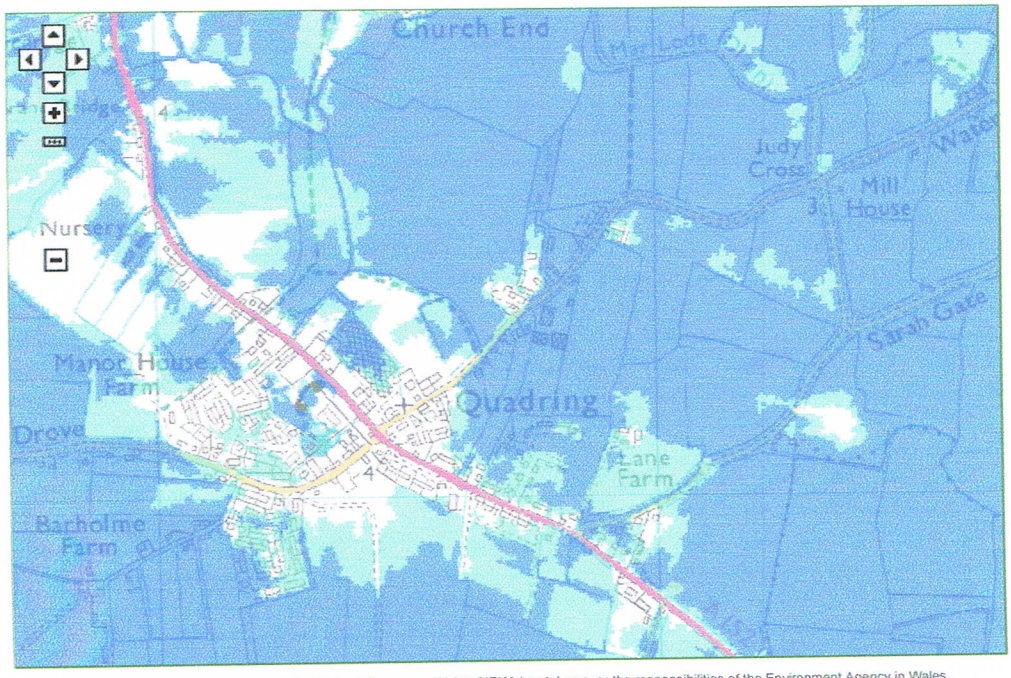
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

PE11 4PY at scale 1:10,000

Other maps | Data search | Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

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.

*** Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Interactive Maps

Flood Risk for X:522404, Y:333071

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

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