

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
545012/318667

Created
26 August 2025 18:09

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

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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Flood map for planning

Your reference

Unspecified

Location (easting/northing)

545012/318667

Scale

1:2,500

Created

26 Aug 2025 18:09

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

[Back to select an address](#)

Flood risk summary

Your selected location: Rolmarsaltra, Middle Road, Tydd St. Mary, Wisbech, PE13 5QZ

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

We use computer models to estimate flood risk, based on the best data we have available.

The models do not include every local feature like kerbs, fences and walls. That means we cannot tell you the flood risk of every individual property.

Neighbouring houses in a street may have different levels of flood risk. This could be because one is on higher land or is nearer water, for example.

An area can be at risk even if it has not flooded before. If an area has flooded before, any future flooding might not cover the same area.

Flooding is hard to predict, especially further into the future. Flood risks could be bigger or smaller than what we show, and could change over time.

The highest risk of flooding at this location is from **rivers and the sea**.

► [Flood risk and climate change](#)

Climate change is increasing the chances of flooding.

Climate models project we will see warmer and wetter winters, and more frequent and intense extreme weather events.

The models use projected rainfall, sea levels and river flows. They estimate flood risk in different ways, with different time periods.

Our flood risk data covers the following time periods:

- 2040 to 2060 for surface water
- 2036 to 2069 for rivers and the sea

But the models cannot predict exactly when the chance of flooding will go up. It could happen at any time during these time periods.

Rivers and the sea

[More about your rivers and sea flood risk \(/rivers-and-sea\)](/rivers-and-sea)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Flood defences can help reduce the chance of flooding but cannot completely prevent it because:

- they can fail
- water could spill over the top if it is deep enough

Surface water [More about your surface water flood risk \(/surface-water\)](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Surface water flooding is a problem because:

- it often happens in places you don't expect, like up hills

- it's hard to predict, as heavy rain sometimes only affects a small part of an area
- where there's lots of tarmac and concrete the water has nowhere to go

Other flood risks

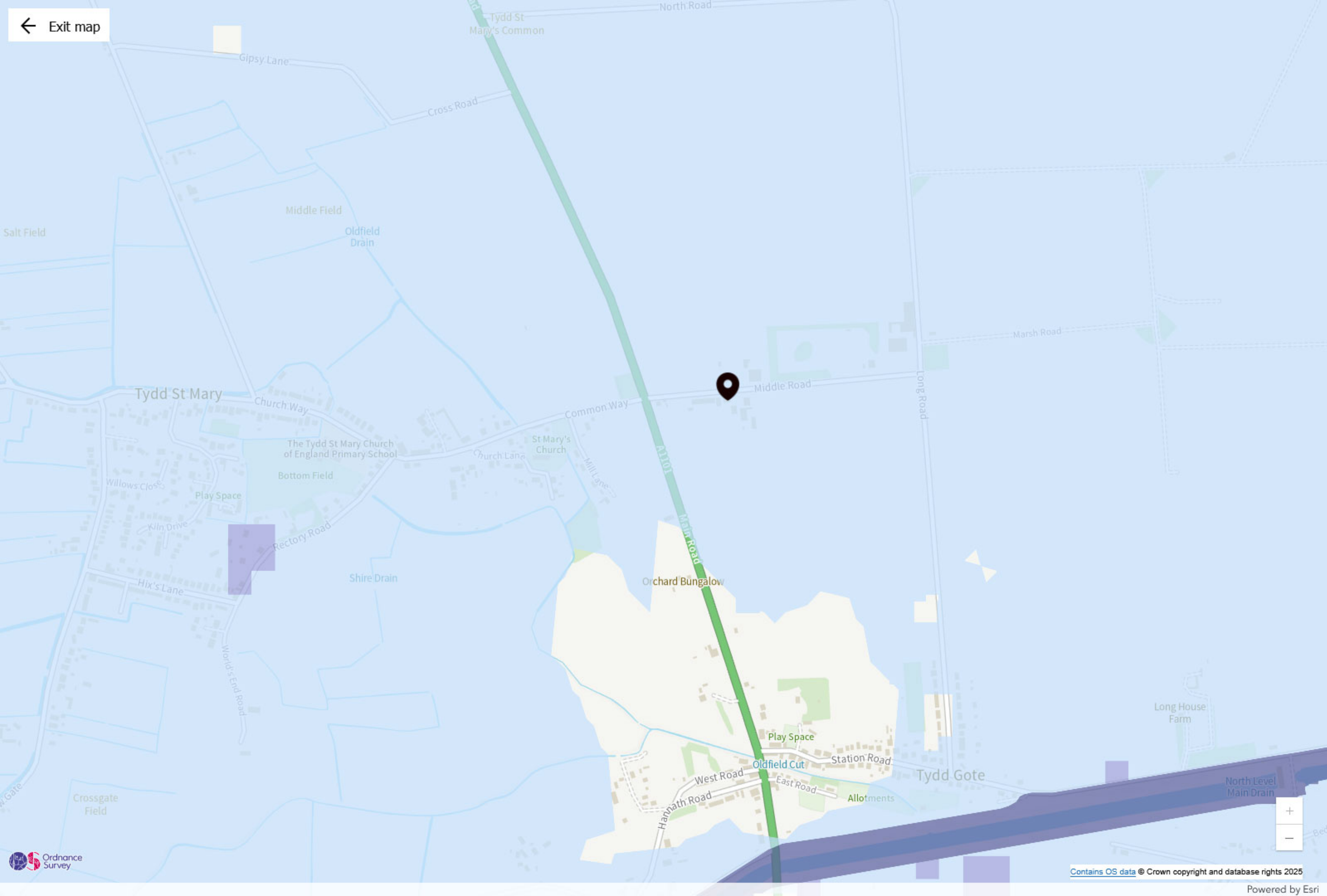
[More about groundwater and reservoirs \(/ground-water\)](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



Rivers and sea map

Yearly chance of flooding

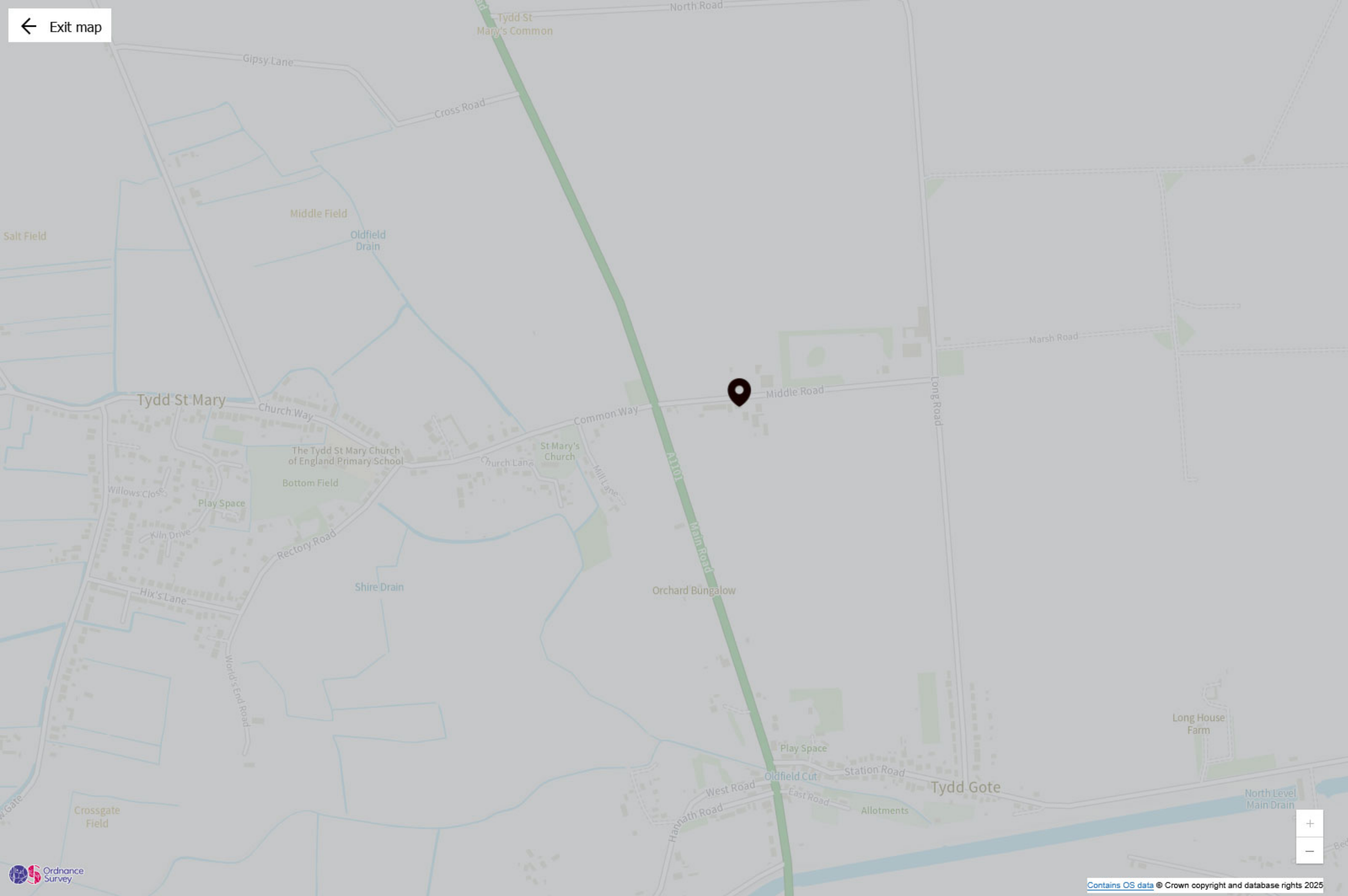
- ☒ Flood area (extent)
 - High chance
 - Medium chance
 - Low chance
 - Very low chance

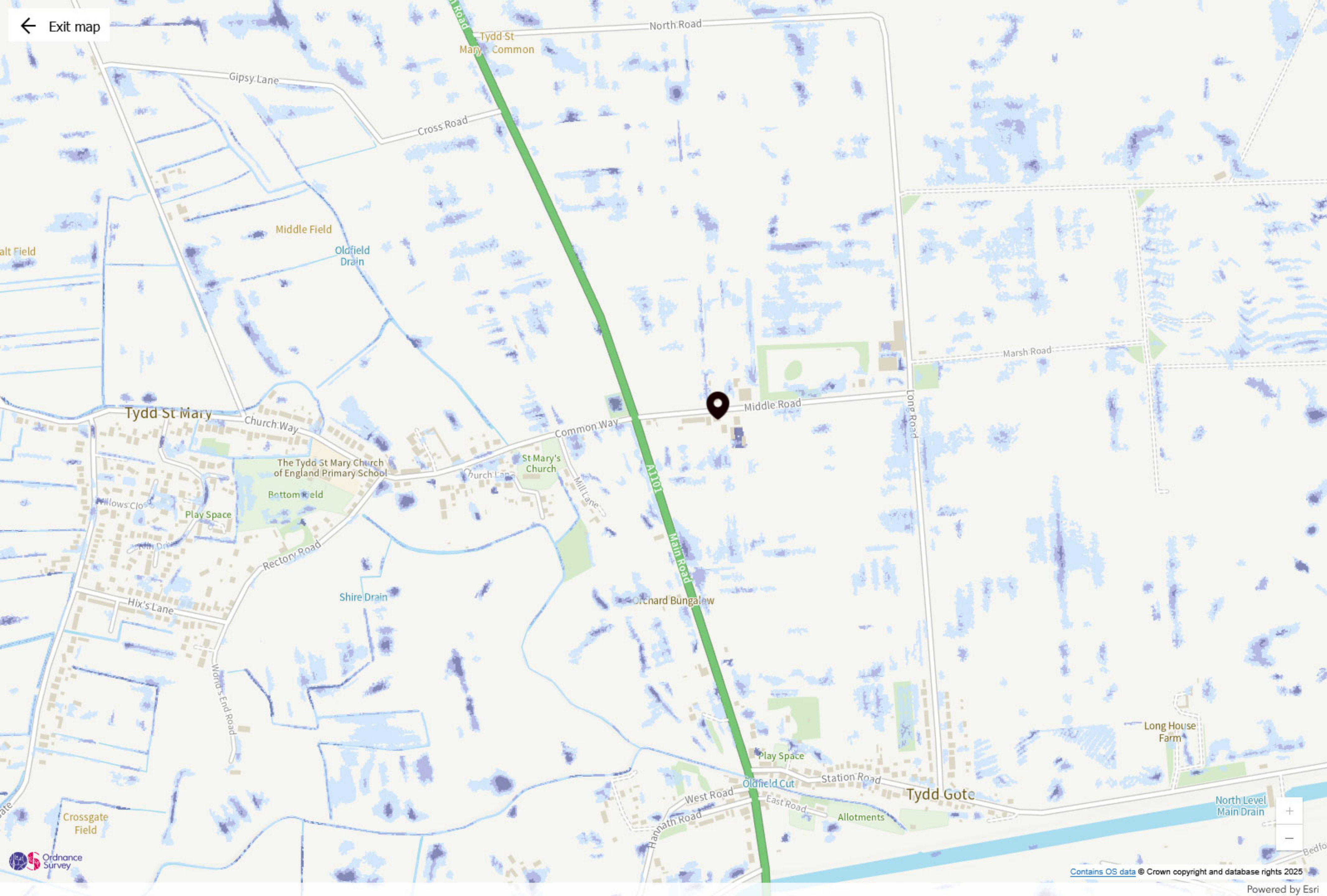
Yearly chance of flooding between 2036 and 2069

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address





Surface water map

Yearly chance of flooding

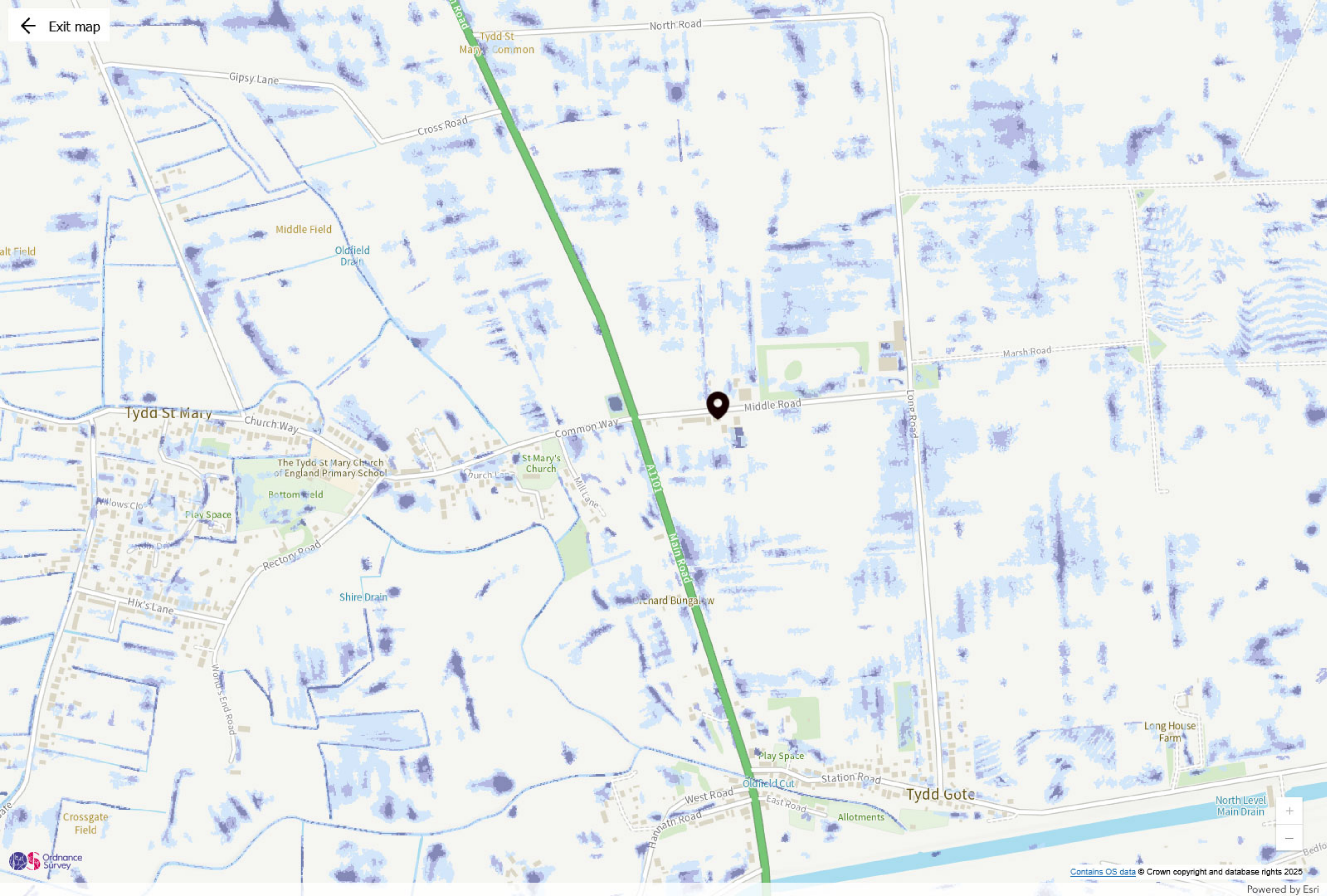
- ☒ Flood area (extent)
 - High chance
 - Medium chance
 - Low chance

Yearly chance of flooding between 2040 and 2060

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address



Surface water map

Yearly chance of flooding

 Flood area (extent)

Yearly chance of flooding between 2040 and 2060

 Flood area (extent)

 High chance

 Medium chance

 Low chance

Map details

☒ Show flooding

☒  Selected address