

# Flood map for planning

Your reference  
Unspecified

Location (easting/northing)  
421922/420154

Created  
5 January 2026 15:30

**Your selected location is in flood zone 2, an area with a medium 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)

**421922/420154**

Scale

**1:2,500**

Created

**5 Jan 2026 15:30**

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

