Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**419537/416632**	**29 October 2026 18:29**

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)

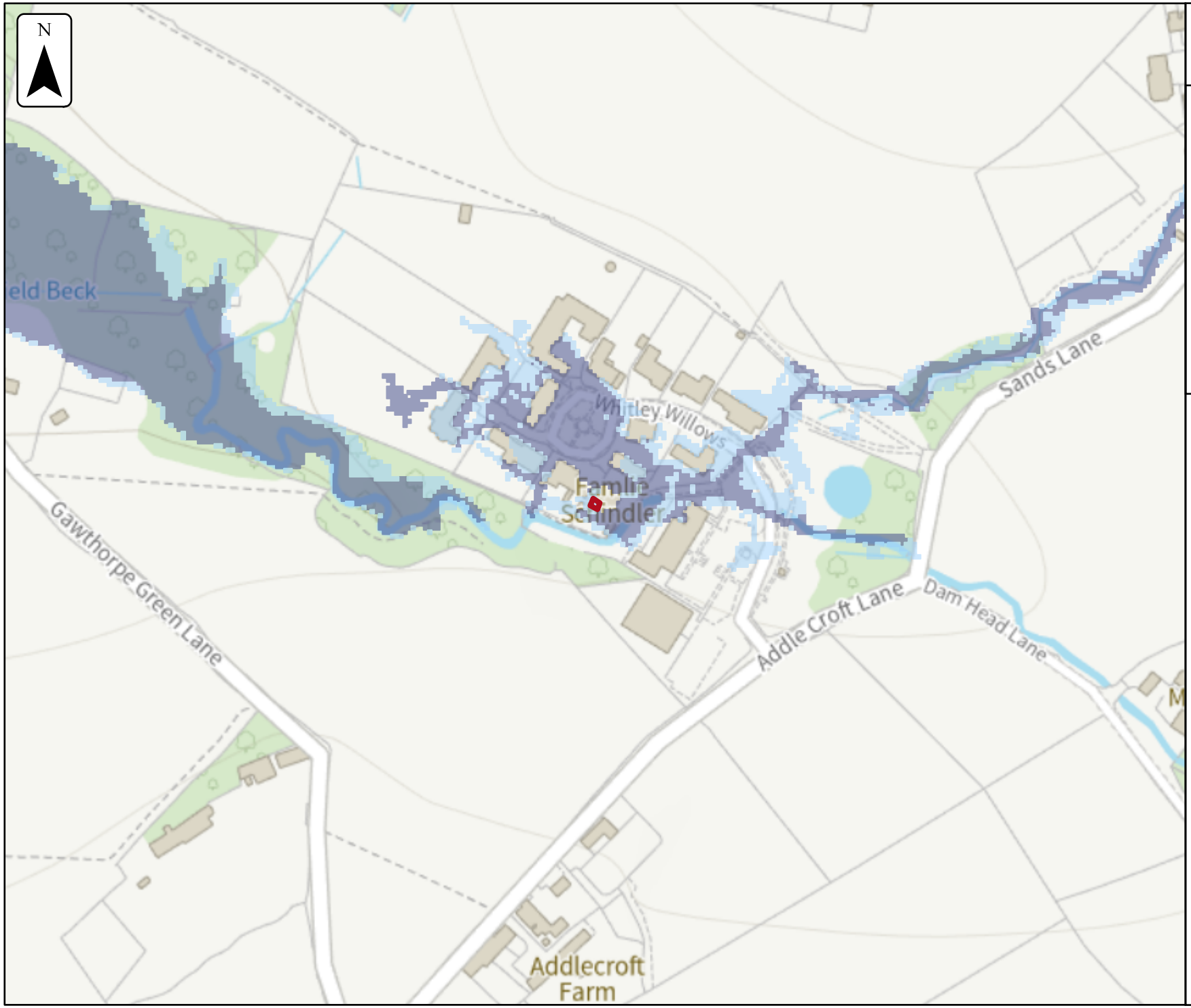
Notes

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.

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Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
419537/416632

Scale
1:2,500

Created
29 Oct 2026 18:29

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

0 20 40 60 m

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