

**BETA** This is a new service – your [feedback \(/feedback\)](#) will help us to improve it.

## Flood probability

Your proposed development is in an area with a low probability of flooding

### FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones \(http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones\)](http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones)

# 1

You don't need to do a [flood risk assessment \(https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications\)](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

# 2

If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1 \(https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas\)](https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas)

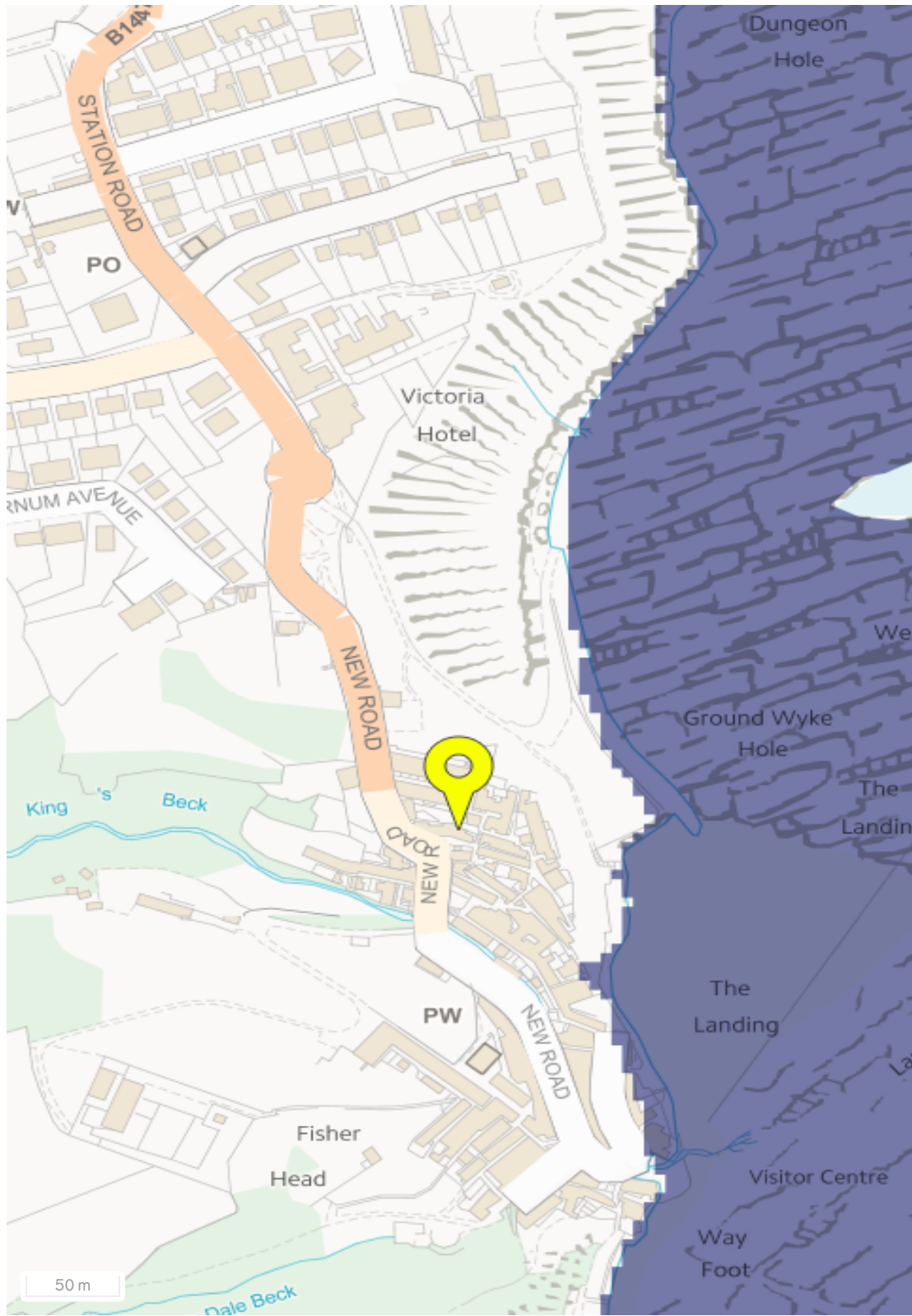
# 3

You can also [read more about flood risk assessments for planning applications \(https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications\)](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)

[Learn more about the potential sources of flood risk in this area \(https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=495234&northing=505046\)](https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=495234&northing=505046)

### Map

[View map key](#)



Development location

Flood zone 3

Areas benefiting from flood defences

Flood zone 2



Flood zone 1

Flood defence

Main river

Flood storage area

**Enter another location to view the probability of it flooding**

Enter a postcode, place or NGR

**Check a location**

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