Flood map for planning

Your reference	Location (easting/northing)	Created
M12 5FY FLOOD	**386869/396765**	**21 Jan 2022 8:59**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

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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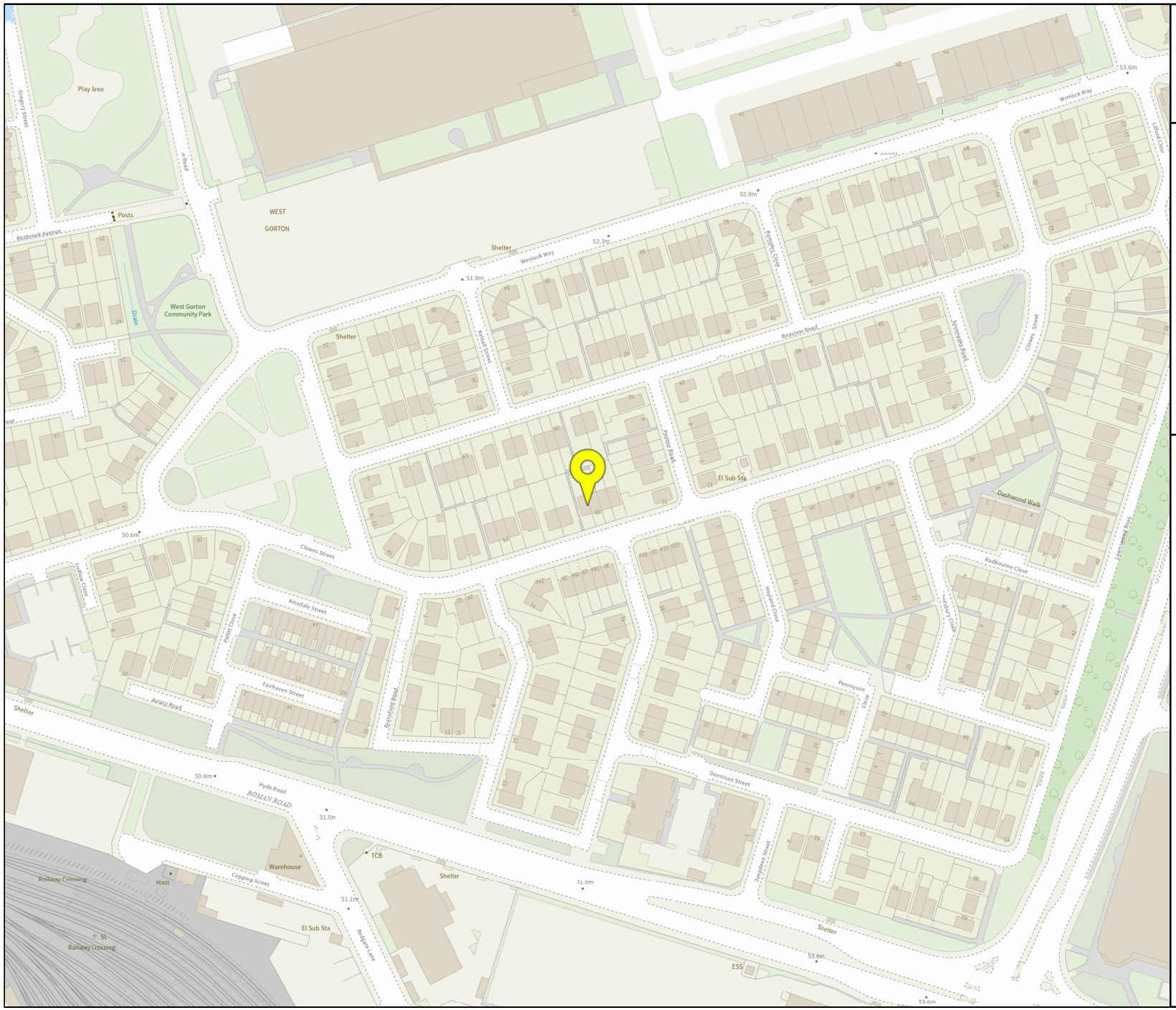

Environment Agency

Flood map for planning

Your reference
M12 5FY FLOOD

Location (easting/northing)
386869/396765

Scale
1:2500

Created
21 Jan 2022 8:59

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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