

Flood map for planning

Your reference
248 London Rd

Location (easting/northing)
550217/188422

Created
29 April 2025 16:56

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

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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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Flood map for planning

Your reference
248 London Rd

Location (easting/northing)
550217/188422

Scale
1:2,500

Created
29 Apr 2025 16:56

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


0 20 40 60m

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This location is in flood zone 1

In your proposed development site there is a risk of flooding from:

- rivers and the sea
- surface water

Flood risk assessments

Based on our flood risk data, you need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Developments in flood zone 1 that are more than 1 hectare need a flood risk assessment (FRA).

The site you have drawn is 14.49ha.

If the flood risk to your site is affected by flood defences, you will also need to assess [residual risk](#) (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para41>) from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

Rivers and the sea

[See this risk on the map \(/map?polygon=\[\[550027.03,188612.76\],\[550407.72,188612.76\],\[550407.72,188232.07\],\[550027.03,188232.07\],\[550027.03,188612.76\]\]&seg=rsd,pd,hr\)](#)

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

[Find out more about flood zones and what they mean. \(/flood-zone-results-explained\)](#)

Climate change: projected chance of flooding

With defences (defended)

Taking flood defences into account, there could be a 0.1% AEP (1 in 1000) chance of flooding each year:

- from rivers for the period 2070 to 2125
- from the sea (tidal flooding) by the year 2125

► [What does 'defended' mean?](#)

► [Rivers and sea data inconsistencies](#)

Without defences (undefended)

We have not modelled the 3.3% AEP event for an undefended scenario.

Without flood defences, there could be a 0.1% AEP (1 in 1000) chance of flooding each year:

- from rivers for the period 2070 to 2125

- from the sea (tidal flooding) by the year 2125

► [What does 'undefended' mean?](#)

► [Rivers and sea data inconsistencies](#)

[Find out more about climate change allowances.](#)

(<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>)

Surface water for planning

[See this risk on the map \(/map?polygon=\[\[550027.03,188612.76\],\[550407.72,188612.76\],\[550407.72,188232.07\],\[550027.03,188232.07\],\[550027.03,188612.76\]\]&seg=sw,hr\)](#)

Climate change: projected chance of flooding

We do not currently show climate change scenarios for surface water.

You can see climate change and depth scenarios on the [check the long term flood risk for an area in England](#) (<https://www.gov.uk/check-long-term-flood-risk>) service. The data shown in that service fall short of what is required to assess planned development but may help to inform risk assessments.

[Read when and how to use climate change allowances in flood risk assessments](#) (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>)

Present day chance of flooding

The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.

Next steps

Decide what you need for your planning application

[I need help deciding what to include in my planning application. \(/next-steps?polygon=\[\[550027.03,188612.76\],\[550407.72,188612.76\],\[550407.72,188232.07\],\[550027.03,188232.07\],\[550027.03,188612.76\]\]\)](#)

Download a flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- in a water storage area (also likely to be flood zone 3b in the strategic flood risk assessment)

► [Add a reference to the flood map and set the scale](#)

[Download flood map for this location \(PDF\)](#)

Order detailed flood risk data

To order flood risk data for this site, contact the Environment Agency team in Hertfordshire and North London at hnlquiries@environment-agency.gov.uk

Your email should say that you are ordering flood risk data and include:

- the address
- a map showing the site boundary

Your site is in flood zone 1, so it is unlikely we'll have any flood risk data for it. You can place an order and we will email you if none are available.

Change the location

- [Redraw the boundary of your site \(/map?polygon=\[\[550027.03,188612.76\],\[550407.72,188612.76\],\[550407.72,188232.07\],\[550027.03,188232.07\],\[550027.03,188612.76\]\]\)](#)

- [Search for a different location \(/location\)](/location)

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