

This location is in flood zone 3

What flood zone 3 means

Land within flood zone 3 has a high probability of flooding from rivers and the sea.

You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ3\)](https://check-long-term-flood-risk.service.gov.uk/map?easting=524843&northing=237914&map=SurfaceWater).

There is a risk of flooding from surface water at this site. You should check one of the following:

- [the surface water map on the check your long term flood risk service \(https://check-long-term-flood-risk.service.gov.uk/map?easting=524843&northing=237914&map=SurfaceWater\)](https://check-long-term-flood-risk.service.gov.uk/map?easting=524843&northing=237914&map=SurfaceWater)
- [the risk of flooding from surface water dataset on the data services platform \(https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85\)](https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85)

To find out about other factors that might affect the flood risk of this location, you should also check:

- [groundwater and reservoir flood risk \(https://check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)
- North Hertfordshire planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

