



Flood map for planning

Beta This is a new service. Help us improve it and [give your feedback](#) ([/feedback](#)).

[< Back](#)

This location is in flood zone 1

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

- surface water

Flood risk assessments

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- land has been identified as having critical drainage problems
- land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future
- it would increase the [vulnerability classification](https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification) (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>) and land may be subject to sources of flooding other than rivers or sea

The site you have drawn is 0.38ha.

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) (<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 \(/map?encodedPolygon=_waaou`Bo|~sufk@oxzxJ??~v|xJnxzxJ??_w|xJ&seg=rsd,pd,hr\)](#)

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. \(/flood-zone-results-explained\)](#)

Surface water for planning

[See this risk on the map \(/map?encodedPolygon=_waaou`Bo|~sufk@oxzxJ??~v|xJnxzxJ??_w|xJ&seg=sw,hr\)](#)

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) (<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) (<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 1% (1 in 100) each year.

Next steps

Decide what you need for your planning application

[I need help deciding what to include in my planning application. \(/next-steps?encodedPolygon=_waaou`Bo|~sufk@oxzxJ??~v|xJnxzxJ??_w|xJ\)](#)

APPENDIX 1: Environment Agency Flood Risk Map

2/3/25, 5:27 PM

Flood risk information for this location - Flood map for planning - GOV.UK



Flood map for planning

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

[Back](#)

This location is in flood zone 1

What flood zone 1 means

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

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.45 ha.

Find out more about [flood zones and what they mean](#) ([flood-zone-results-explained?zone=FZ1](#)).

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

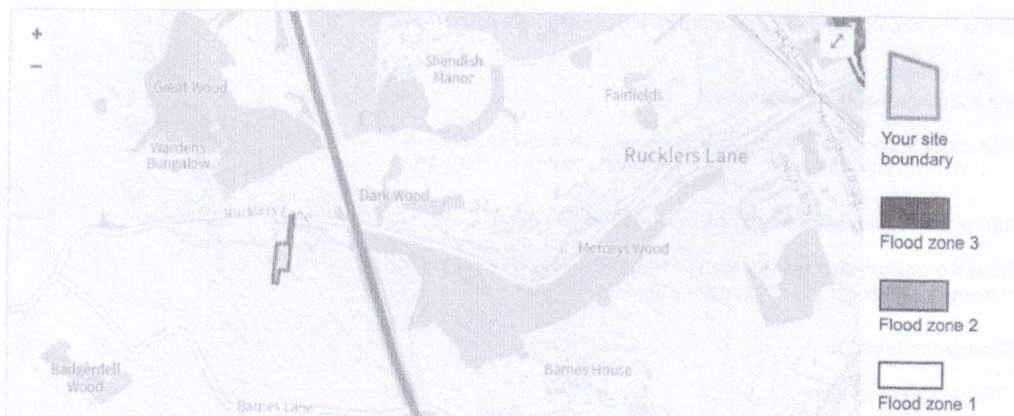
- [the surface water map on the check your long term flood risk service](#) (<https://check-long-term-flood-risk.service.gov.uk/map?easting=505308&northing=203819&map=SurfaceWater>)
- [the risk of flooding from surface water dataset on the data services platform](#) (<https://environment.data.gov.uk/dataset/51a5c4e7-10d3-4f34-bb0e-558835ab8c85>)

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>)
- Dacorum 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.



[https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[505328,203917\],\[505337,203916\],\[505323,203758\],\[505299,203760\],\[...\]\]](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[505328,203917],[505337,203916],[505323,203758],[505299,203760],[...]]) 1/3