

Unit G, Fleming Rd, LE10 3DU

Reference: R1046 FRA-v1

May-26

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FLOOD RISK ASSESSMENT

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Report Limitations

All comments and proposals contained in this report, including any conclusions, are based on information available to RIDA Reports during investigations. The conclusions drawn by RIDA Reports could therefore differ if the information is found to be inaccurate or misleading. RIDA Reports accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

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All Environment Agency mapping data used under special licence. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 2 – Scoping Study Flood Risk Assessment for a development located at LE10 3DU.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at Fleming Rd, Hinckley. The nearest postcode is LE10 3DU. Refer to appendix A for site location plan.
- 2.2 The current use of the site is the industrial building. The current user vulnerability classification of the site is Less vulnerable. The site is located in the River Flood Zone 3. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes the change of use from B8 storage/distribution to mixed use B2 (General Industrial). Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is Less vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The Harrow Brook is located approximately 13 m away from the development. |
| Aquifer | 2.6 | The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers. |
| Source Protection Zone | 2.7 | The site is not located within a Source Protection Zone. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|----------------------|------|--|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Mercia Mudstone Group-Mudstone. |
| Superficial Deposits | 2.10 | The British Geological Survey records show that the superficial deposits are Bosworth Clay Member-Clay and silt. |



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Strategic Flood Risk Assessment (SFRA) which was published in 2025. The proposed development site is located within the administrative boundary of the Hinckley & Bosworth Borough Council.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that the sequential test "is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- The final Flood Zone will be confirmed once the Environment Agency's data is received
- At High risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per the National Planning Policy Framework paragraph 176, footnote 62. The development has been made safe and has not increased the risk to other properties. See copy of paragraph 176 below "Applications for some minor development and changes of use 62 should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63." The text of footnote (62) is "This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate."

Exception Test

- 4.4 Fluvial flood risk for this minor development has been assessed using the Environment Agency Flood Map for Planning and the standing advice approach set out in the NPPF, which considers both the scale of development and the vulnerability classification of the proposed land use.



Flood Zone categorisation	Step 1	4.5	The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. For this FRA assessment it has been assumed that the development is located in Flood Zone 3a.
	Step 2	4.6	The Exception Test is not required for this development.
The Exception Test			



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site does not benefit from flood defences. They also show that the area around the site has not been flooded in the past. See Appendix C for details.

Flooding from river and sea

- 5.3 The site is affected by River Flooding. The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. For this FRA assessment it has been assumed that the development is located in Flood Zone 3a.
- 5.4 In the absence of site-specific flood level data, the climate change scenario has been derived from the Flood Risk from Rivers and Sea dataset, which incorporates the Environment Agency's climate change allowances to inform short- and medium-term strategic planning. The assessment applies allowances corresponding to the periods of greatest projected flood risk. For fluvial flooding, the central allowance for the period 2040–2069 (commonly referred to as the “2050s” epoch) has been adopted.
- 5.5 The flood levels have been requested from the Environment Agency. This flood risk assessment has been completed on the RoFRS future flood risk predictions based on climate change. These predictions use the latest UK Climate Projections (UKCP18) from the Met Office and follow the RCP 8.5 high-emission scenario.



- 5.6 The RoFSW dataset defines the probability that different flood depths may be reached or exceeded. At this site, there is a Low medium probability of reaching a depth of 300 m. The ground level where flooding occurs is 90.4 mAOD. The potential river flood level for this site is likely to be 90.7 mAOD. This level has been taken to complete this flood risk assessment

Surface water (overland flows) flood risk

- 5.7 The Environment Agency maps show that the flood risk from surface water is high. The residual risk of localised deep ponding remains highly likely. The Environment Agency surface water flood risk maps are defined through a specific procedure based on digital terrain models and assumptions regarding infiltration and urban drainage losses. The surface water flood maps are determined by the Environment Agency as follows:

- 5.8 *"Once we combined the data from local detailed models and the national model, we removed flooding to a depth of less than 75mm. This is because in surface water flood modelling, most land is covered by some water as rain falls across the area. While this very shallow floodwater may be an inconvenience, it is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised above their surroundings as part of the modelling process. We have used an uplift of 30cm above the 'zero' elevation of the building. This means that in the raw model outputs, buildings can look like they are not at risk of flooding.

The map does not provide property-specific data and cannot specify whether individual buildings are themselves at risk. However, it is important that the RoFSW maps indicate where buildings are considered to be in a flood risk area.

To do this, we infill building footprints, based on how much of the building's exterior wall and area of the property is wet.

We used building outlines from the OS MasterMap layer to do this.

Finally, we infill small dry areas (less than 50m²) surrounded by floodwater and remove small wet areas (less than 100m²). This is an important step in cleaning our data."

- 5.9 The strategic flood risk for the Hinckley & Bosworth Borough Council confirms that the flood risk for the site is High. The surface water flood data has not been produced to determine the flood levels at individual properties. This data does not contain the climate change allowances for depth levels. Therefore, the Design flood level given below is an assumption. The new development may have greater or lower surface water flood depths.



- 5.10 Based on the Environment Agency and the Strategic Flood Risk Assessment's surface water mapping, together with the presence of surface water drainage systems at the site and surrounding area, it is concluded that the site is at High risk of flooding from surface water sources. The depth of water is taken from the future flood risk of the RoFSW dataset. This dataset shows future flood risk based on UKCP18 climate projections and the high-emission RCP 8.5 scenario. It uses the 'Central' allowance for the 2050s (2040–2060), accounting for increased peak rainfall and surface water flooding. The potential depth of water is 300 mm with a Medium probability of occurrence. The average ground level at the location of the surface water flooding is 90.4 m AOD. The surface water flood level on this site could be in the region of 90.7 m AOD.

Flooding from drainage systems in adjacent areas

- 5.11 The council records have been reviewed. The flooding from drainage incidents maps were not found in the Strategic Flood Risk Assessment. Therefore, for the purpose of this report, it has been assumed that the risk of flooding from drainage systems is low.

Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency does not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be outside of the possible dam breach flooding path. See Appendix C.

Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to groundwater flooding. The risk of groundwater flood to the site is considered very low. Refer to appendix C for record drawings.



Critical Drainage Areas

- 5.14 The Strategic Flood Risk Assessment was reviewed as part of this assessment. However, it does not show the critical drainage areas within the council. For this report, it has been assumed that the site is outside of a notified critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- The final Flood Zone will be confirmed once the Environment Agency's data is received
- At High risk of surface flooding
- At very low risk of groundwater flooding
- Outside of a critical drainage area
- Outside of an area with sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 90.7m AOD. This is the highest level and corresponds to the River/Sea Flood Level.

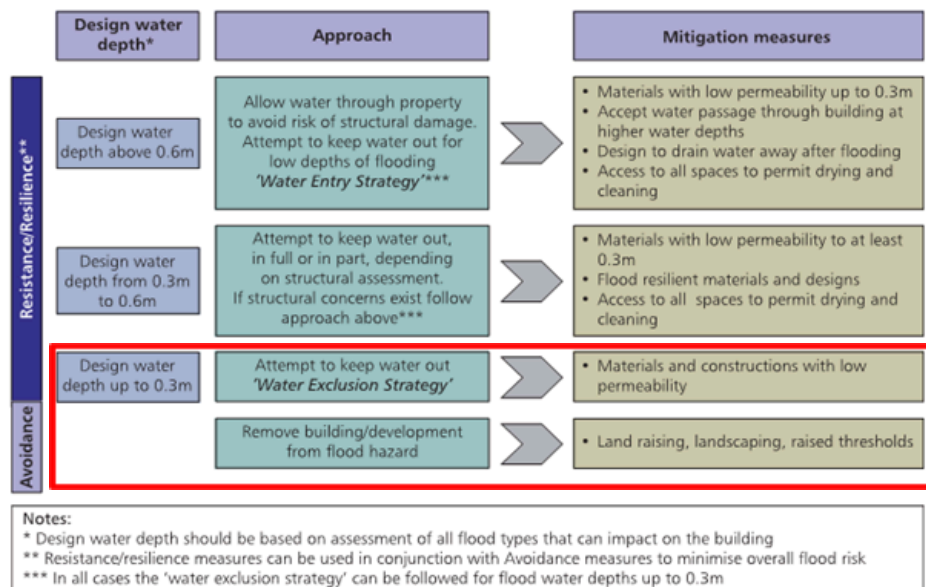
Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.3m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 91m AOD. It would involve a height differential of 0.3m. This is the distance between the average external level (90.7m AOD) and the potential Finished Floor Level.



- 6.7 As this proposal is for a change of use, it is not possible to achieve this FFL due to access and site constraints. A level of 90.85m AOD is achieved. Therefore, the following flood mitigation interventions should be provided.
- 6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies



- 6.9 The design water depth for this site is the same as the existing ground level. The development should utilise building materials that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for new construction up to 91.3m AOD.



Flood resilience characteristics of building materials (based on laboratory testing)

Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

*Resilience Characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

- 6.10 There are no changes to the fabric of the building. The new services and fittings (communications wiring, heating systems, electrical services, water, electricity and gas meters) within the building should be placed at above the level of 91.3 m AOD. All service entries should be sealed (e.g. with expanding foam or similar closed cell material). It is also recommended that new machinery is located above these levels if possible to protect it from flooding.
- 6.11 The EV charging facilities can remain at existing ground level, however they may require replacing in the event of a flooding.



7.1

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2

The development is not increasing the surface water run-off as this is a change of use in which no extensions or changes to the external areas are proposed. It is concluded that the proposed development does not increase the off-site impact.

Flood Flow conveyance and storage

7.3

Due to the size of the development and its location in the flood zone, flood compensation for this development is not required.

7.4

The proposed development will not affect flood flow conveyance through the site or the surrounding area. It is concluded that there will be no impact on flood risk in the surrounding area.



- 8.1 This flood risk assessment has identified the potential flooding mechanisms that could affect the site. As part of this, the following residual risks have been evaluated.

Public safety and Site Access

- 8.2 This assessment has demonstrated that the proposed development will have no adverse impact on flood risk in the area surrounding the site. Available evidence indicates that the development would not change surface water generation. Therefore, there is no basis to indicate that, with respect to flood risk, the proposed development would adversely impact public safety.
- 8.3 It will be necessary to ensure that all building users are fully informed of procedures to be implemented during the threat of imminent flooding.

Flood Warning and evacuation

- 8.4 The site is located outside an area covered by the Environment Agency Flood Alert service.
- 8.5 The Flood Management and Evacuation Plan should be tailored to the site's use and be in place before the site's occupation. The paragraphs below give basic information on evacuation, and the table below shows the actions that will be taken for each flood warning.
- 8.6 Action to be taken in the event of an Alarm being Raised or a Flood Warning Received:
- Raise the alarm and evacuate the site following the established Fire Drill procedures. The main assembly is as per the main house fire drill assembly point.
 - Contact Emergency Fire Services (999) if necessary and Environment Agency Floodline: (0845 988 1188) if the event is unexpected.
 - If safe to do so, locate and turn off critical services, e.g. water, gas & electricity.
 - Follow the routes below to evacuate the site altogether.



Actions that will be taken for each flood warning

Warning	Message	Timing	Action
 FLOOD ALERT	Flooding is possible. Be prepared.	2 hours to 2 days in advance of flooding.	- Be prepared for flooding. - Prepare a flood kit.
 FLOOD WARNING	Flooding is expected. Immediate action required.	Half an hour to 1 day in advance of flooding.	- Act now to protect your property. - Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. - Move pets and valuables to a safe place. - Keep a flood kit ready. - Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	When flooding poses a significant threat to life and different actions are required.	- Be ready should you need to evacuate from the property. - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force.	- Flood water may still be around and could be contaminated. - If you've been flooded, ring your buildings and contents insurance company as soon as possible.

Useful local phone numbers

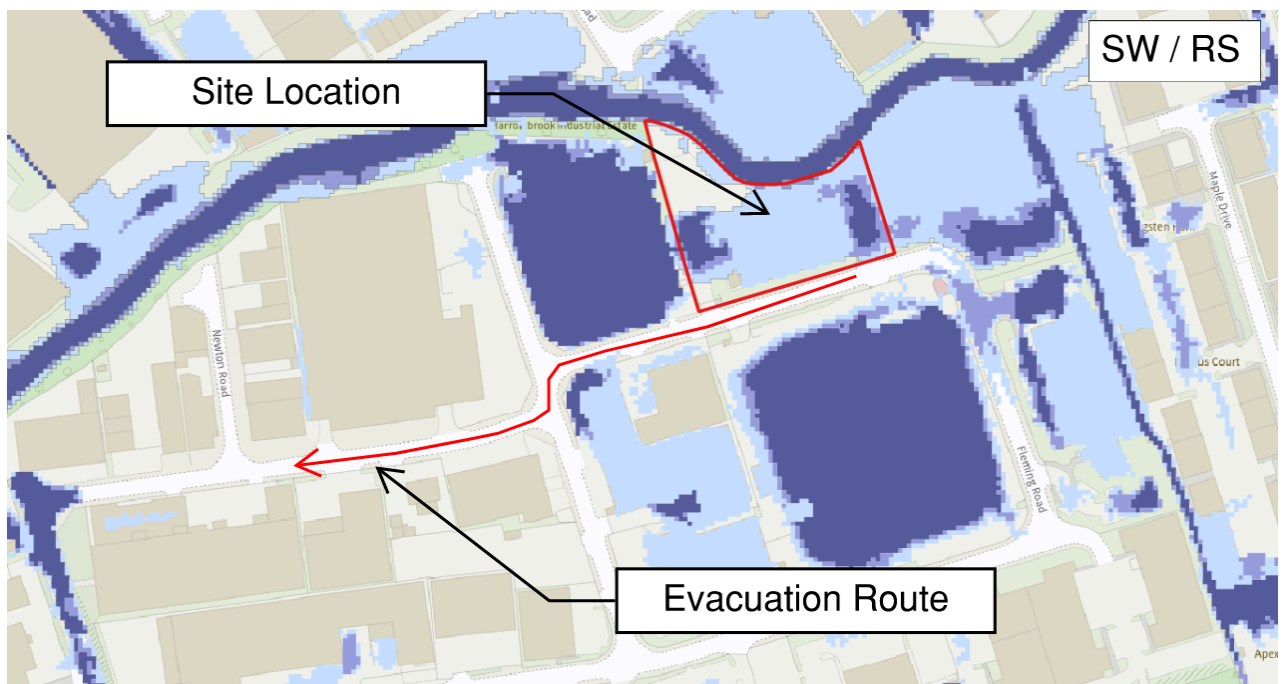
Please write your local phone numbers in the space provided below. Make sure they are easy to find in the event of a flood.

	Local authority:
	Local police:
	Gas and electricity company:
	Insurance company and policy details:
	Doctor:
	Pharmacy:
	Electrician:
	Gas safe engineer:
	Plumber:
	Builder:



- 8.7 The proposed evacuation route below shows how the development could be evacuated before the 1 in 1000 or 0.1% annual probability of flooding extreme flood occurs. Safe egress is achievable by following Fleming Road, up to Whittle Road and reaching Newton Road which is shown to be beyond the extent of flooding. See figure below for details.

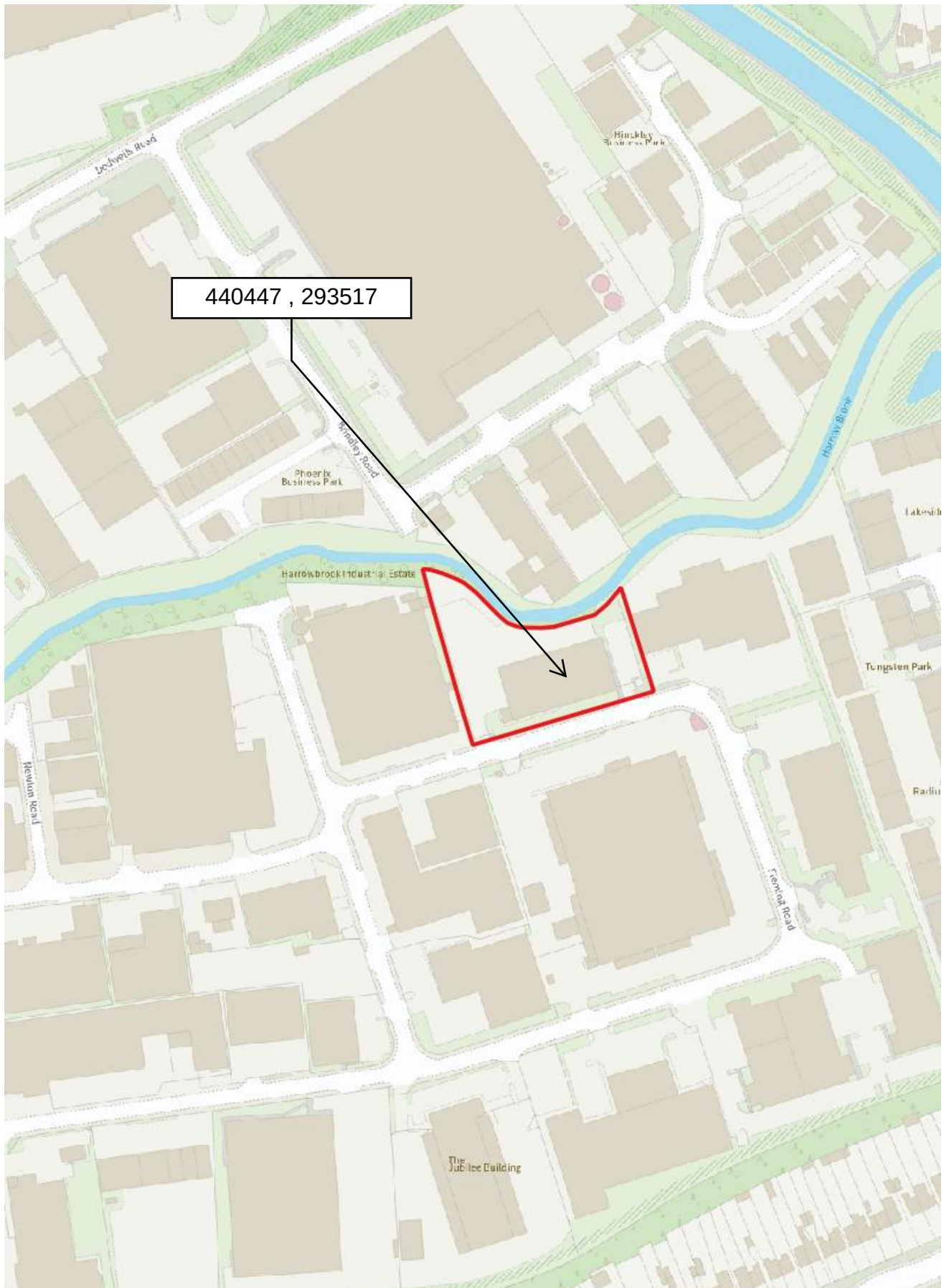
Evacuation Route



- 9.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 9.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

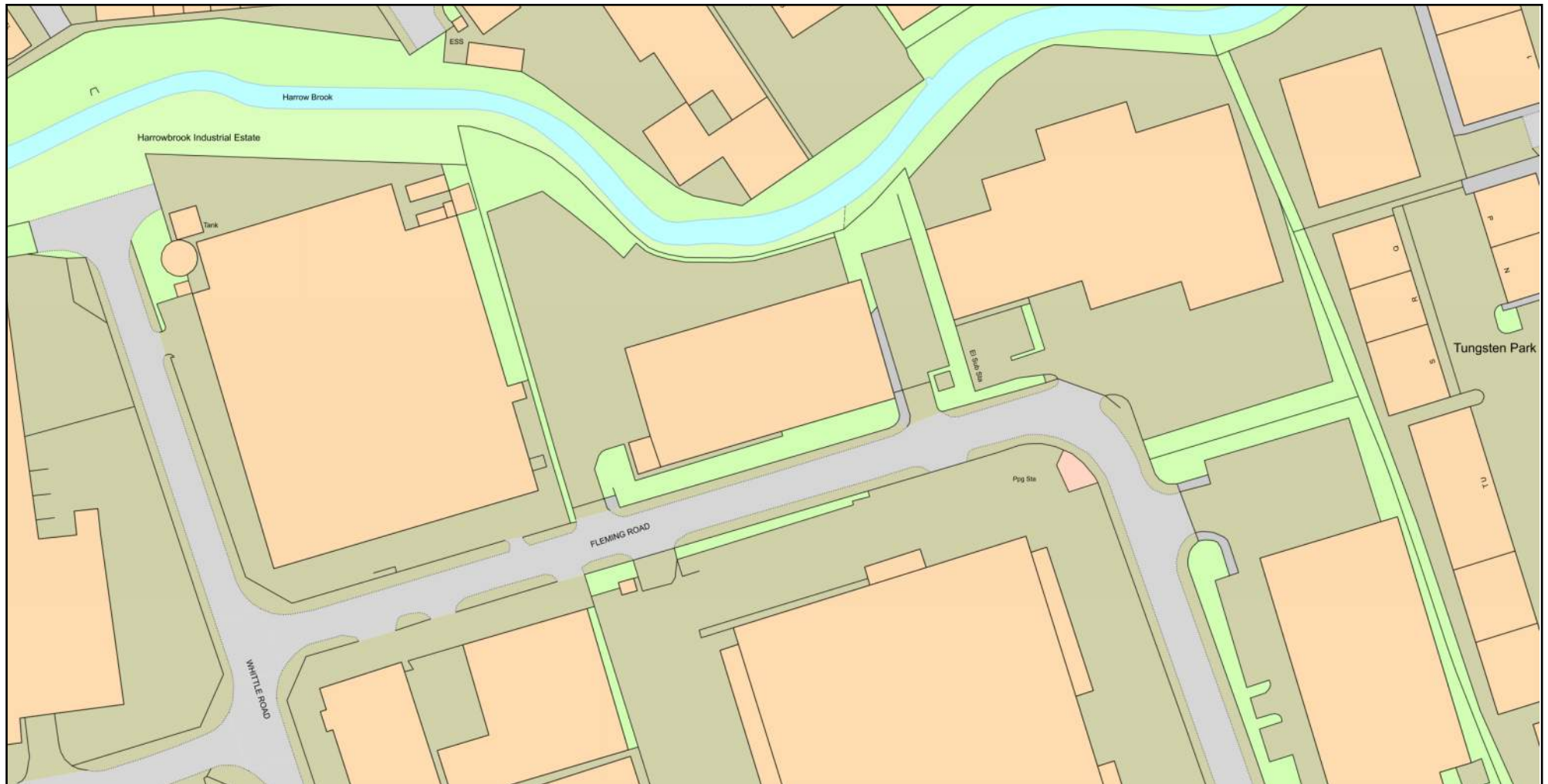


Appendix A



Appendix B

Site Location



0 50
Metres



Plan Produced for: Lionel Nierop
Date Produced: 29 Apr 2026
Plan Reference Number: TQRQM26119200133295
Scale: 1:1250 @ A4

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This architectural floor plan illustrates a building layout with several functional areas and proposed structural changes. The plan includes the following rooms and features:

- WAREHOUSE:** A large open area on the right side of the plan.
- WAREHOUSE CANTEN:** Located at the top left, featuring a 'New boiler' and 'Gas' supply.
- Restrooms:** A cluster of restrooms labeled 'DISABLED / FEMALE' and 'MALE'.
- CANTEN:** Situated below the restrooms, with a 'New beam over' and 'Block column ceiling'.
- ARCHIVES:** Below the canteen, featuring a 'New beam over' and 'Block column ceiling'.
- SAMPLES ROOM:** Below the archives, with a 'New beam over', 'Block column ceiling', and a 'View of floor above'.
- MEETING / BOARD ROOM:** Below the samples room, with a 'New beam over', 'New opening with rc lintel over', and 'Block column ceiling'.
- RECEPTION:** At the bottom left, with a 'New beam over', 'Block column ceiling', and 'New staircase'.
- SHIPPING OFFICE:** Adjacent to the reception area, with a 'New staircase' and 'New 100mm blockwork'.
- Structural Elements:** The plan shows various structural components including 'Block column ceiling', 'New beam over', 'New opening with rc lintel over', 'Opening infilled', 'New staircase', and 'New 100mm blockwork'.
- Other Features:** The plan also includes 'Wind brace' locations, 'Roller Shutter' doors, and 'Gas' supply lines.

[illegible]

This architectural drawing shows a long, low building facade. The roof is flat and features four sets of double windows. Below the roofline, a series of vertical elements, possibly columns or wall sections, are shown. A section line is drawn across the facade, and a detail callout shows a cross-section of the roof structure, indicating the internal layout and the placement of the windows.

New window at First Floor level.

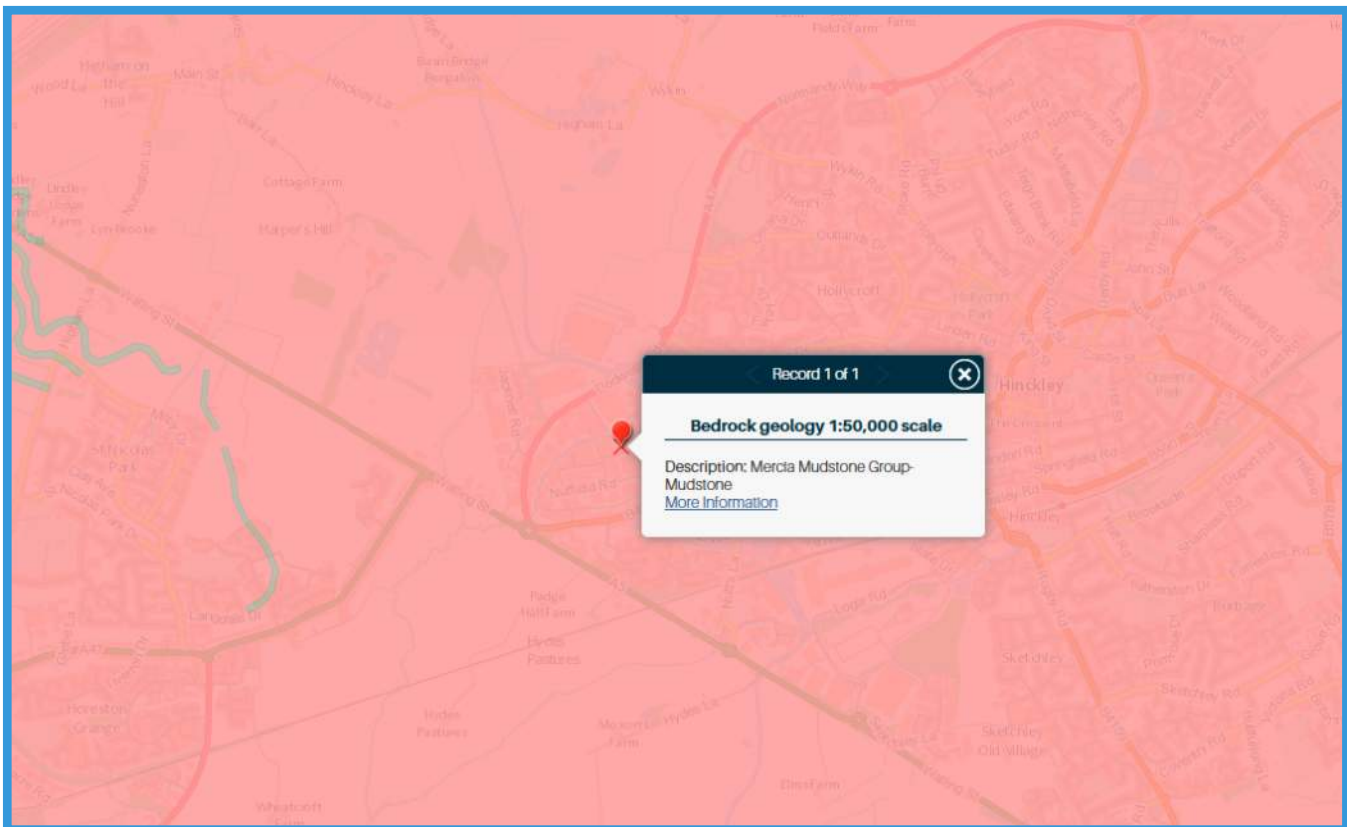
The drawing shows a side elevation of a building with a gabled roof. A new window is indicated by a dashed outline on the upper level, with a leader line pointing to it from the text 'New window at First Floor level.' The ground floor features a double door, a window, a square opening, and a tall rectangular structure. A dashed line indicates the ground level.

A line drawing of a building facade. The building has a gabled roof. The main body of the building is a large rectangle. In the center, there is a smaller rectangular section that is taller than the main body, suggesting a central entrance or a tower. To the left of this central section, there is a small, narrow vertical opening. The entire building is drawn with simple black lines on a white background.

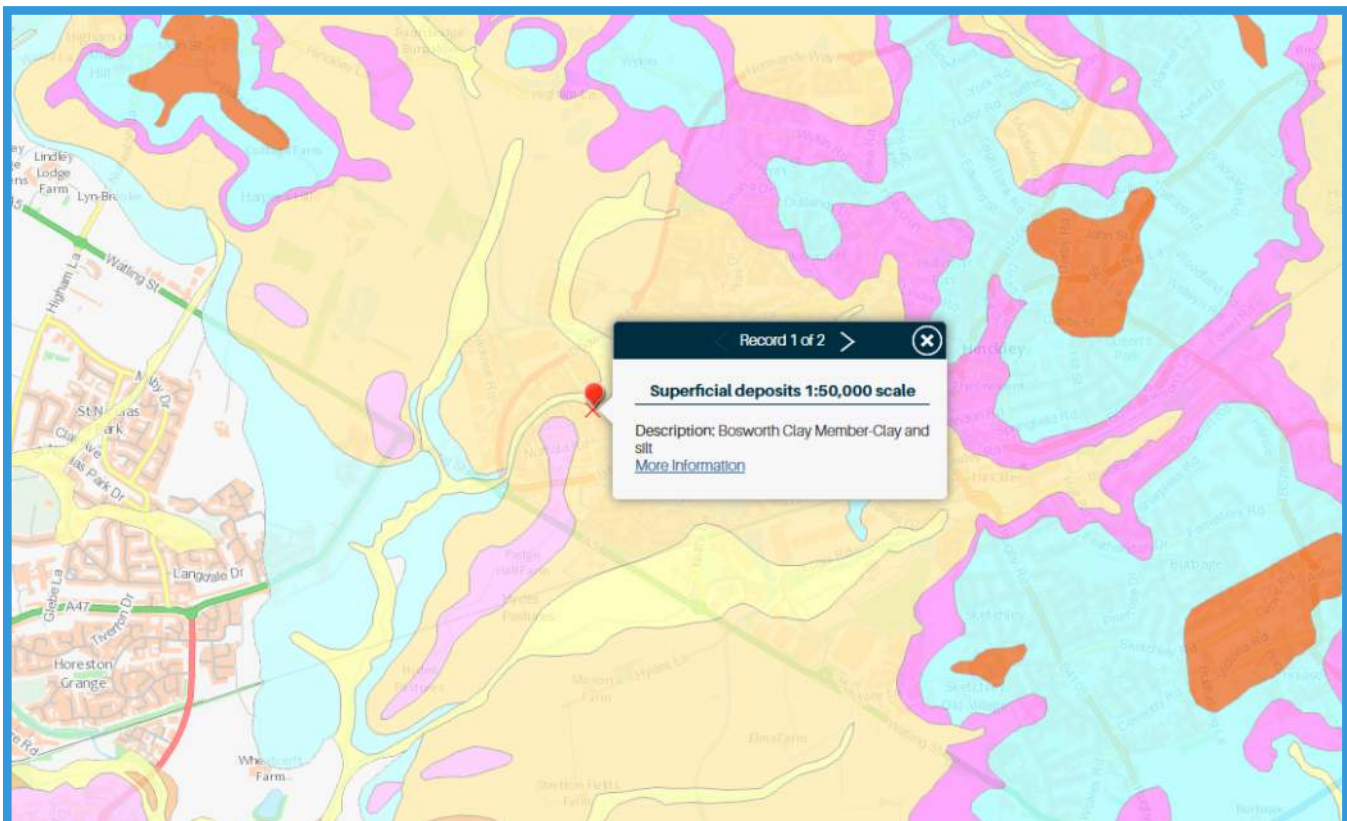
Client			
MR T CLINTON			
Job Title			
PROPOSED ALTERATIONS TO INDUSTRIAL UNIT FLEMING ROAD HARROWBROOK INDUSTRIAL ESTATE HINKLEY			
Drawing			
PROPOSED FLOOR PLANS AND ELEVATIONS			
SCALE	1:100	DATE	FEB '13
DRAWN BY	SGP	CHECKED BY	AGD
JOB NO	DRG NO	REV	
201	2	B	
Drawing Status			

Appendix C

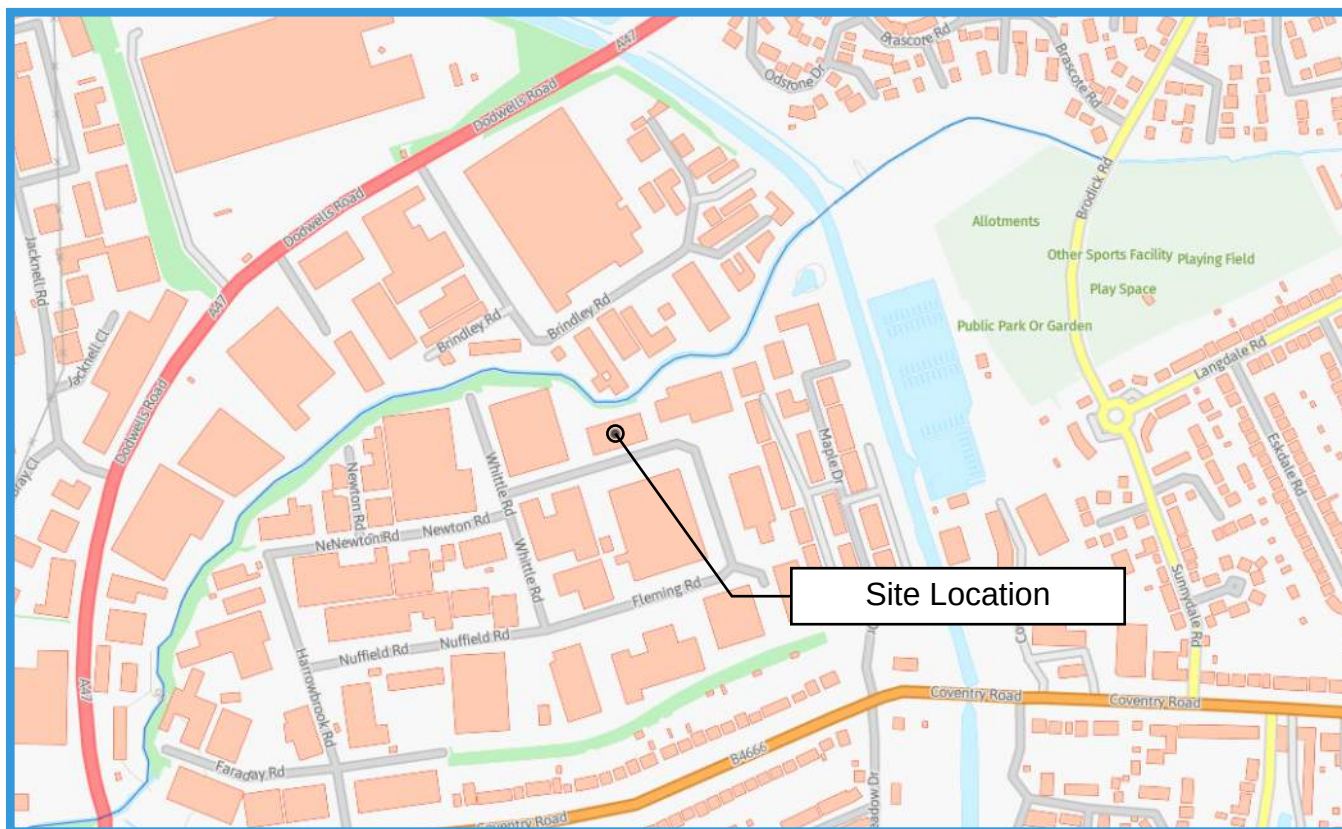
GEOLOGY - BEDROCK - Mercia Mudstone Group-Mudstone



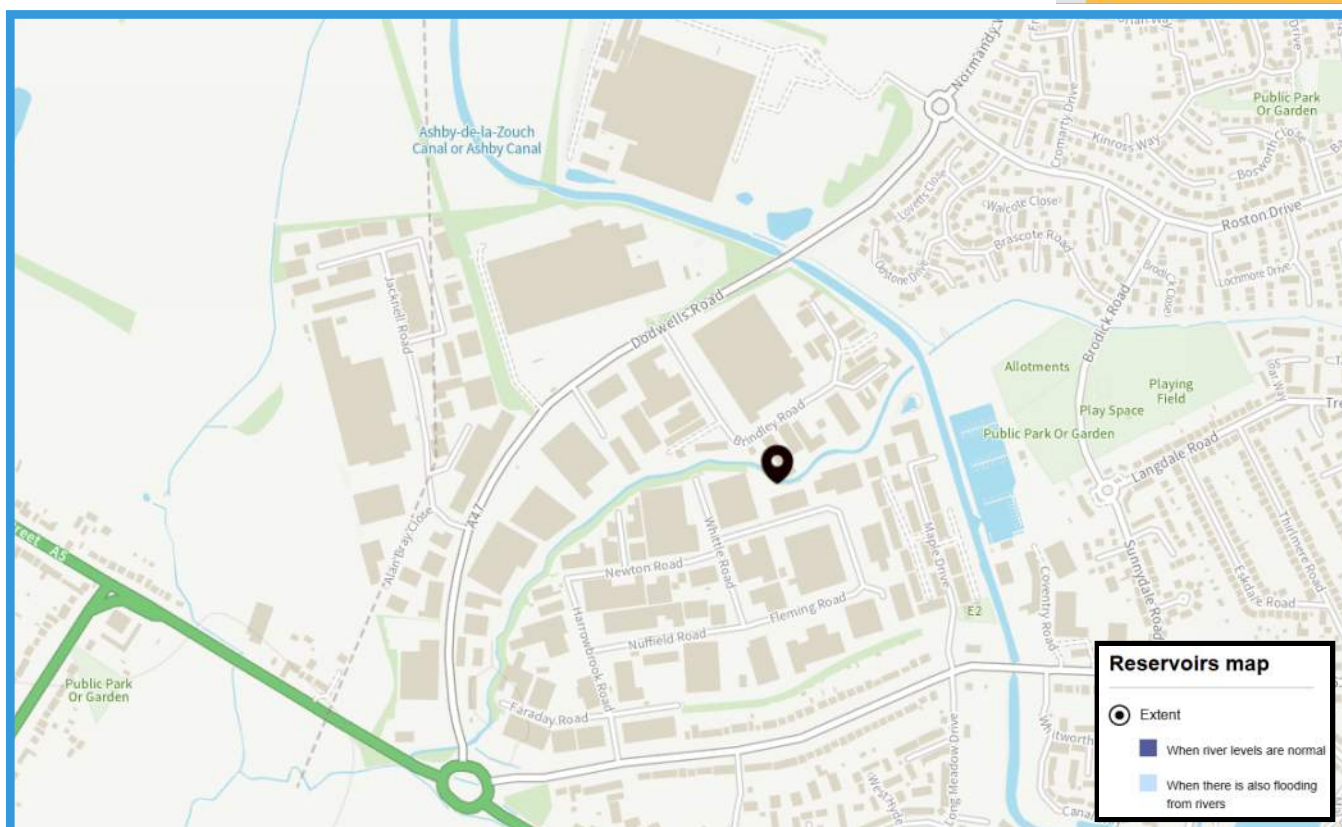
GEOLOGY - SUPERFICIAL DEPOSITS - Bosworth Clay Member-Clay and silt



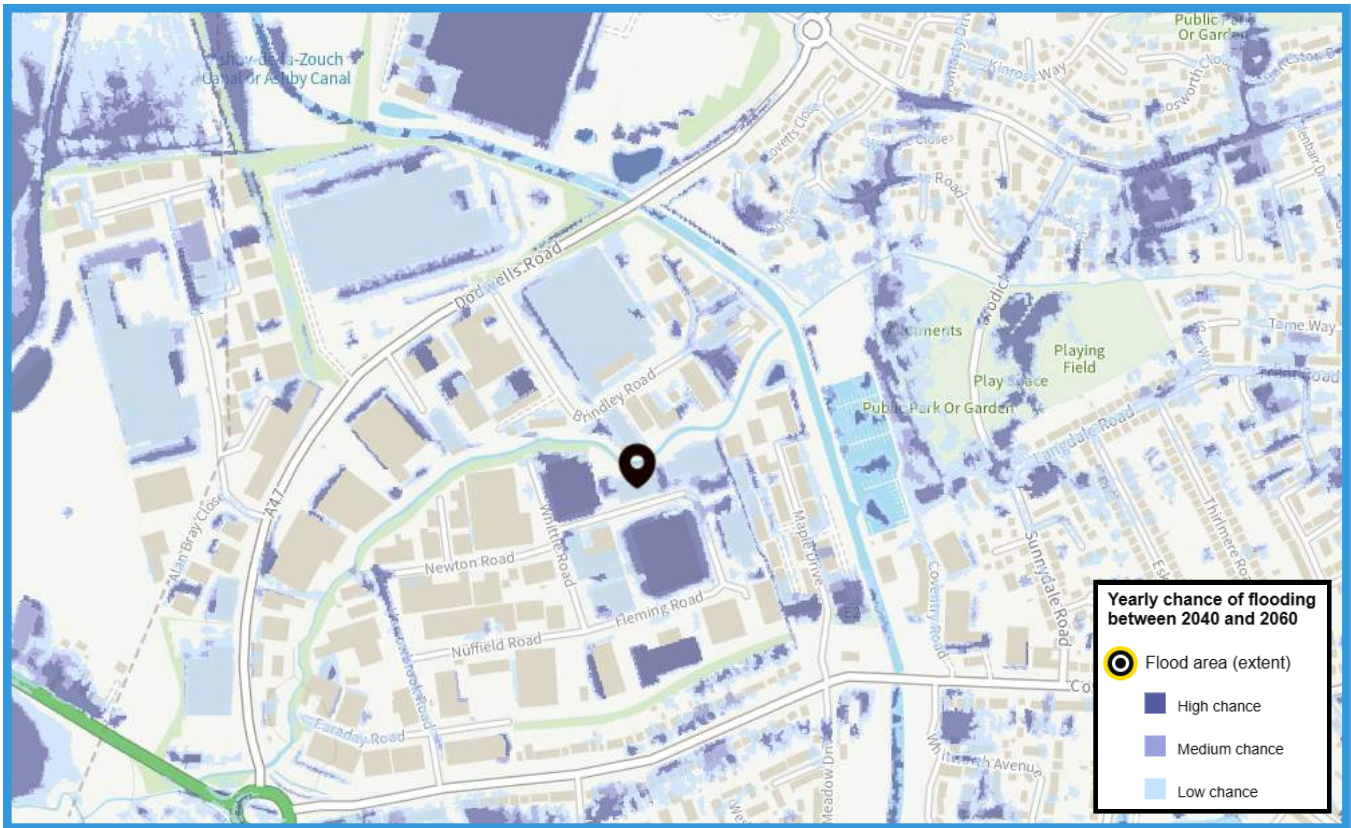
Main River Map



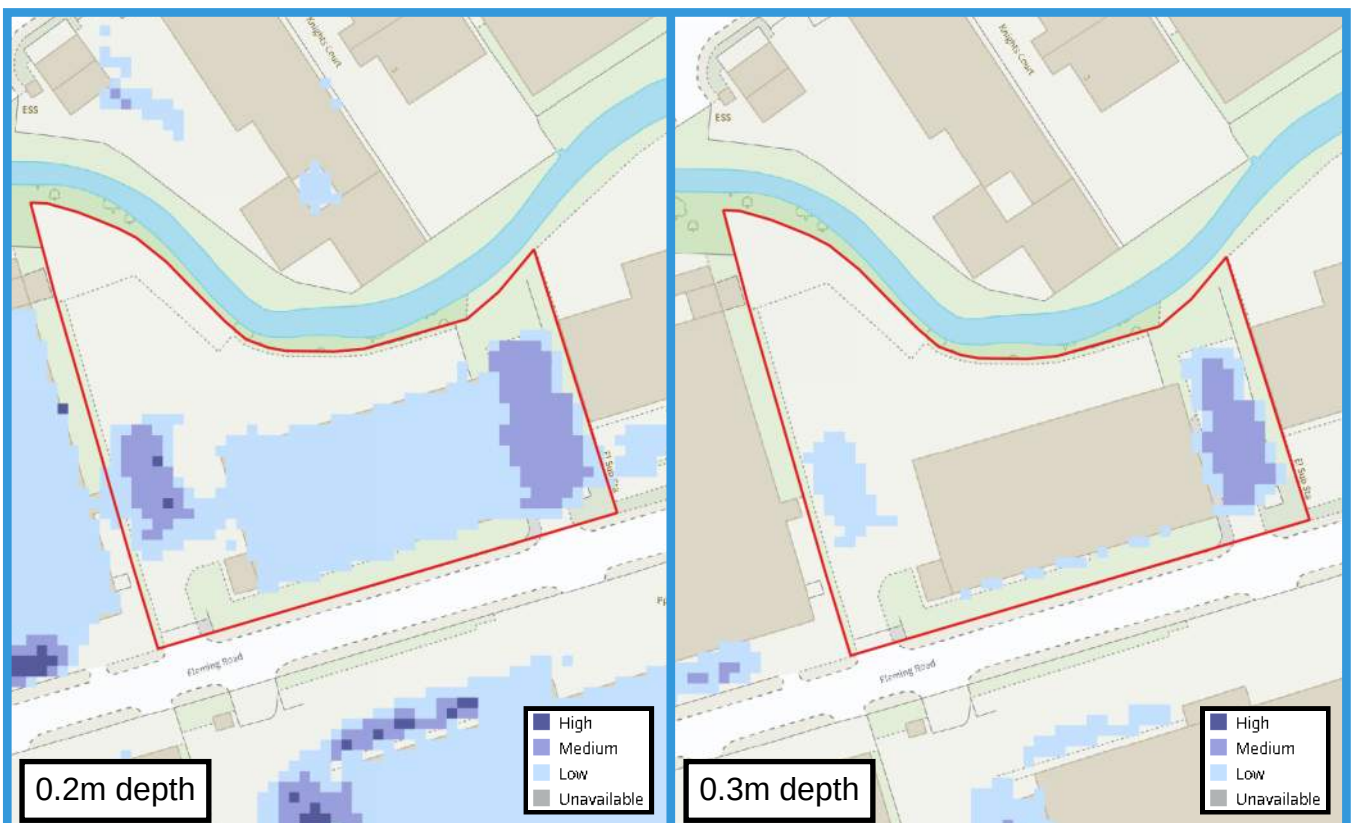
Reservoirs Map



High risk means a chance of flooding greater than 3.3% (1:30)
 Medium risk means a chance of flooding of btw 1% (1:100) and 3.3%
 Low risk means a chance of flooding of btw 0.1% (1:1000) and 1%
 Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding

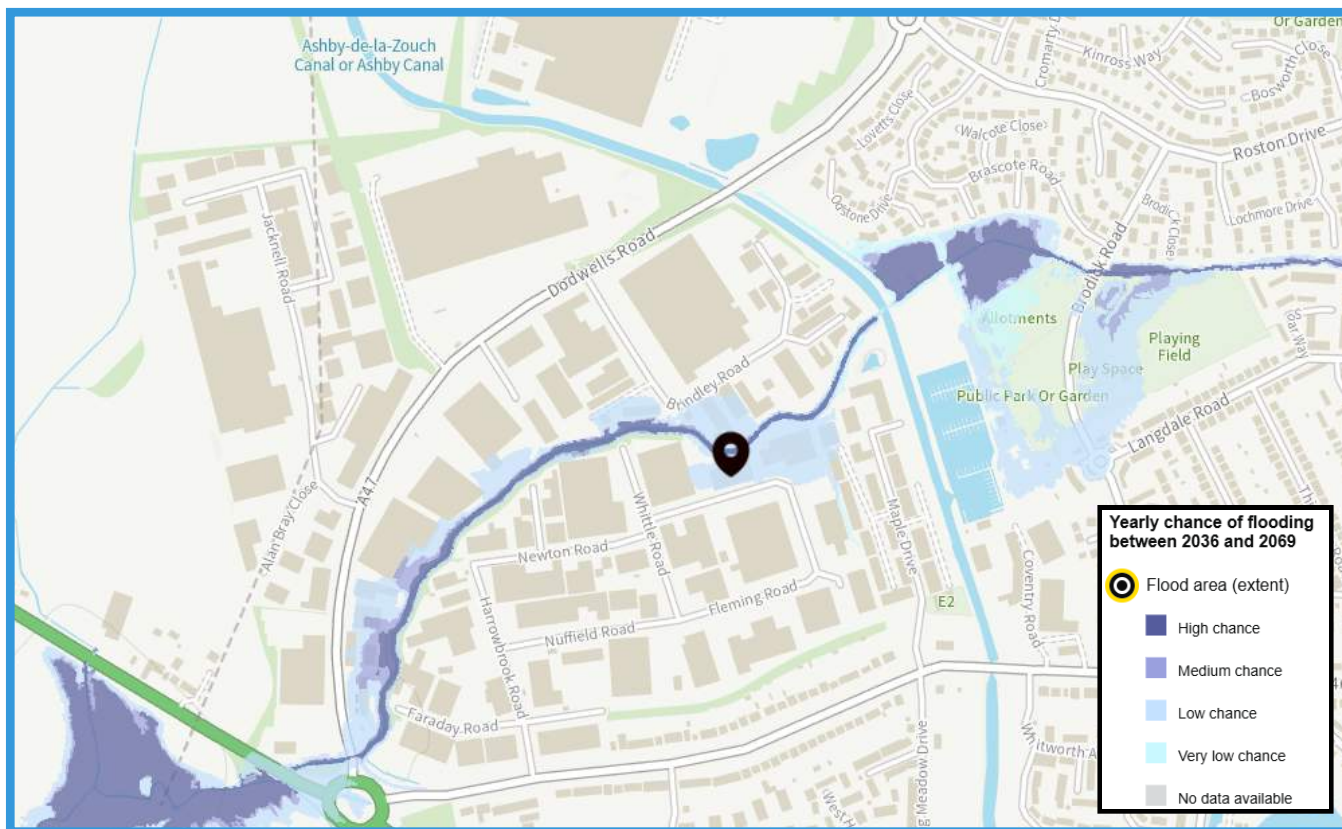


DEPTH

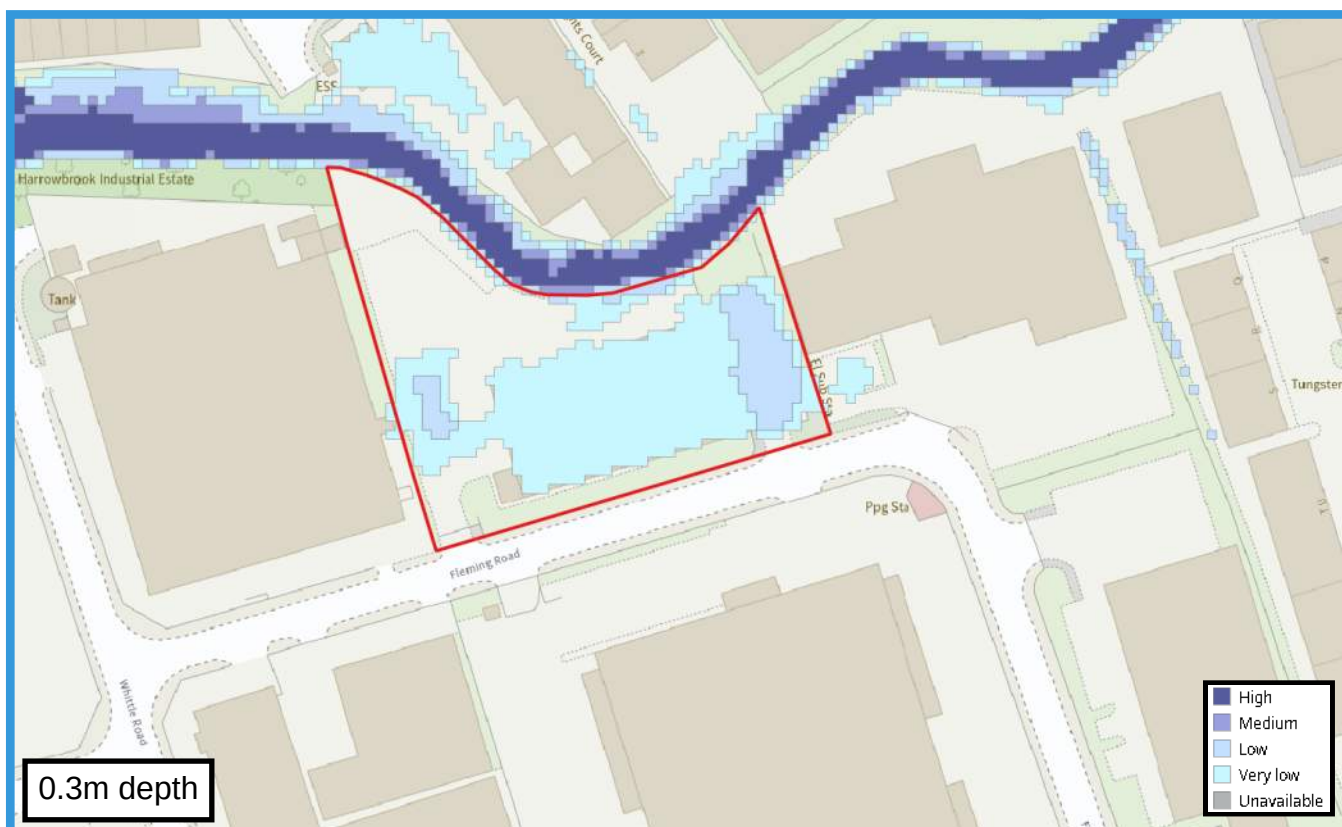


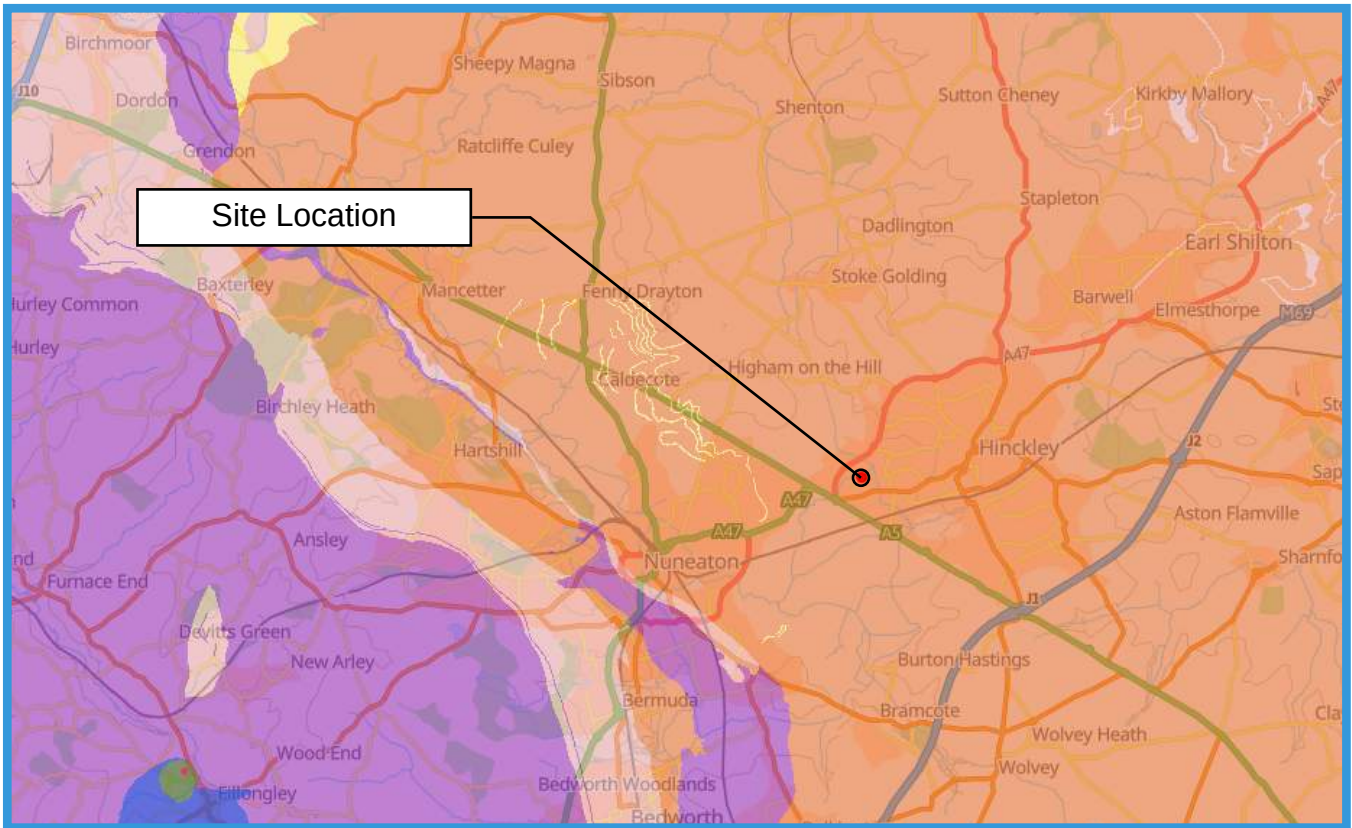
RIVER AND SEA FLOOD RISK MAP

- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any year
- Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year
- Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year
- Very low - less than 1 in 1000 (0.1%) chance of flooding in any given year



DEPTH





Site Check Results

Site Check Report generated on Mon May 04 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SP40449352

Aquifer Designation Map (Superficial Drift) (England)

TYPOLOGY	Unproductive
----------	--------------

TYPOLOGY	Secondary A
----------	-------------

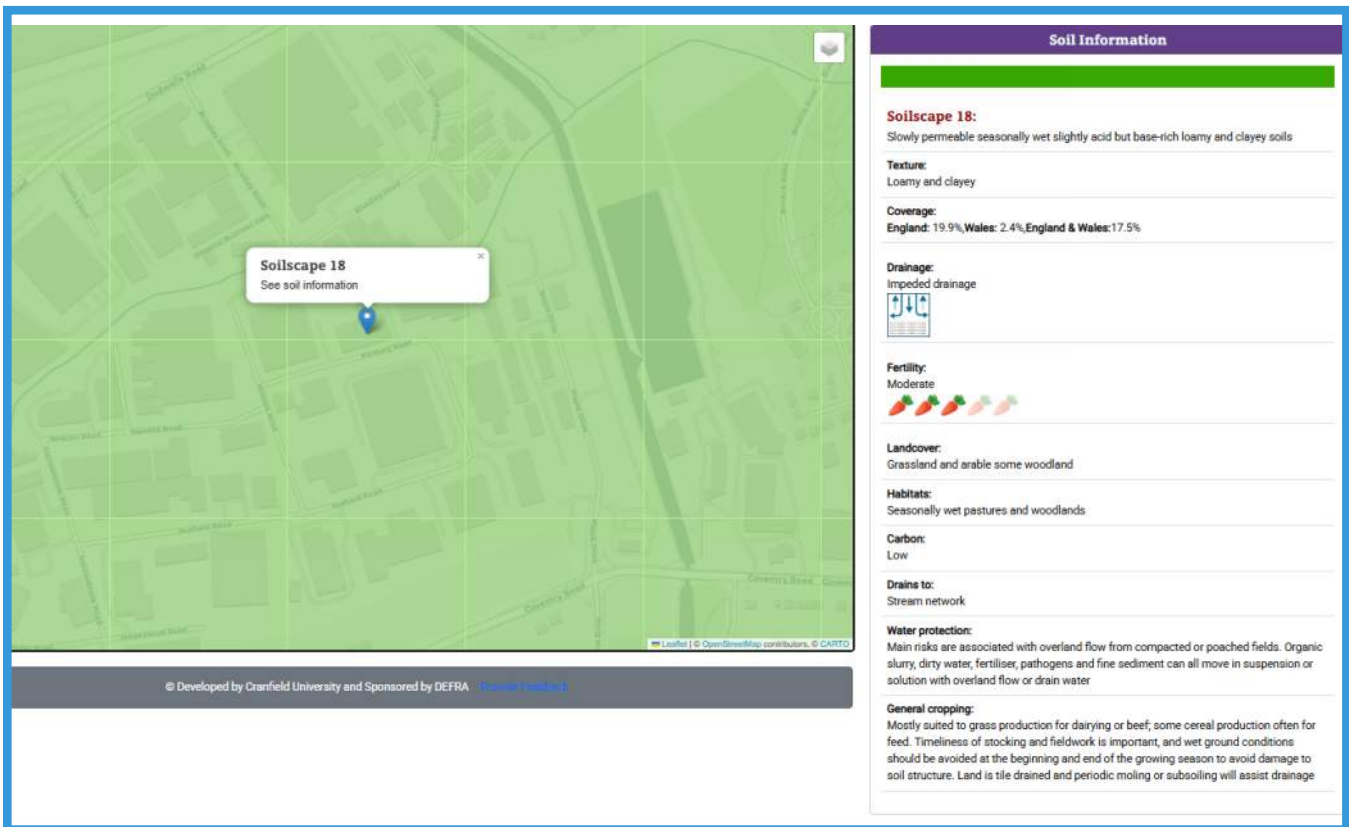
Aquifer Designation Map (Bedrock) (England)

TYPOLOGY	Secondary B
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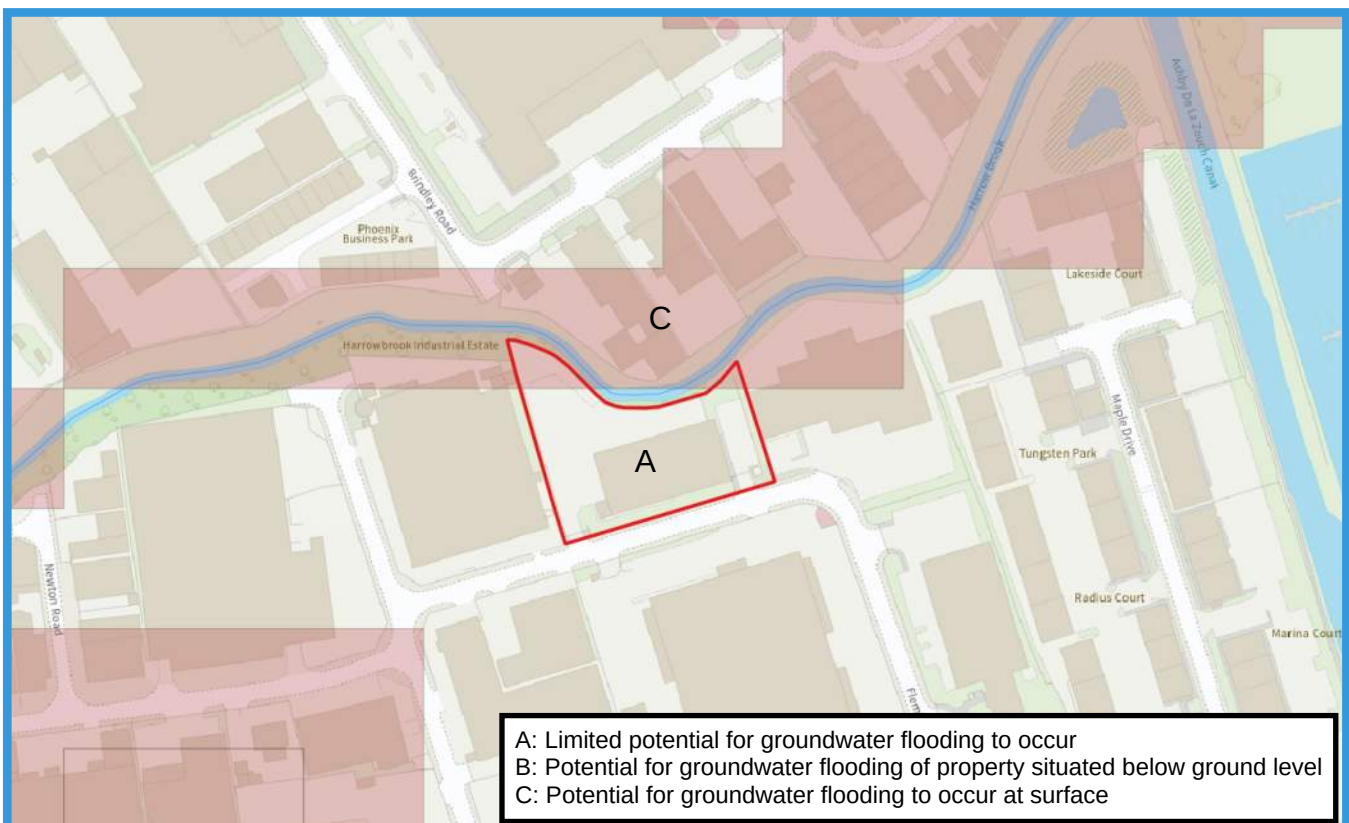
Source Protection Zones merged (England)

No Features found

SOILSCAPES MAP



GROUND WATER FLOOD RISK



FLOOD WARNING AREA



HISTORIC FLOOD MAP



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
440438/293525

Created
4 May 2026 12:23

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

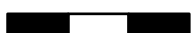
Unspecified

Location (easting/northing)
440438/293525

Scale
1:2,500

Created
4 May 2026 12:23

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


0 20 40 60m