

**WAVERLEY BOROUGH COUNCIL: PITCH 1 AND PITCH 2, LAND NORTH OF LYDIA PARK,
STOVOLDS HILL, CRANLEIGH,**

PINS REF: APP/R3650/W/25/3367393, 3366387

SUPPLEMENTARY FLOODING NOTE

Introduction

1. This note provides an update to the Inspector following the release of the new National Planning Policy Framework (NPPF) in August 2026. It relates to the flooding evidence that I have presented to the above appeals.

Response to Policy Changes

2. The current NPPF was released on Monday the 17th of August 2026 and superseded the December 2024 issue of the NPPF.
3. This section documents the changes with respect to flooding and the Waverley Appeal.
4. Sections 170 to 186 of the previous NPPF have been replaced with policies F1 – F9 under chapter 18 of the current NPPF.

F4 – Assessing flood risk for decision making

5. The new F4 stated parameters when a Flood Risk Assessment is required.
6. A site specific flood risk assessment, including where relevant appropriate mitigation should accompany all developments in Flood Zones 2, 3a and 3b as defined in Annex F, table 1. The Sequential Test is now covered under policy F5.
7. In Flood Zone 1, a site specific FRA should inform and accompany all development involving.
 - a. Sites over 1 hectare
 - b. Land identified by the EA as having a critical drainage problem.
 - c. Land identified in the SFRA or the Flood Map for planning as being at risk of flooding from any source now or in the future.
8. Site Specific FRA should be appropriate to the scale, nature and location of development and should where relevant support an assessment of whether a development proposal satisfies the Sequential Test and where applicable the Exception Test, as outlined in policies F5 and F6.
9. Appeal site Pitch 1 includes high risk of surface water flooding on the EA flood mapping, therefore requires the site specific FRA.

10. Appeal Pitch 2 includes high risk of surface water flooding on the EA flood mapping but does not include a site specific FRA and therefore should be dismissed.

F5 - The Sequential Test

11. The Sequential Test is now covered under policy F5 of the current NPPF. Any reference to the Sequential Approach has now been removed and this provides greater clarification on the application of the sequential test and the exemptions.

F5 extract

12. Paragraph F5 provides:

‘1. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding.

The area to which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.

2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:

- a. Sites allocated in the development plan which were subject to the sequential test during plan preparation;*
- b. Sites where a site-specific flood risk assessment demonstrates clearly that:*

- i. No built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk); or*

- ii. Where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with **policy F7***

- c. For the following types of development:*

- i. Householder development;*
- ii) Small non-residential extensions (with a footprint of less than 250m²); and*
- iii). Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.*

3. The strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test.'

13. This provides clearer guidance on what is required for the Sequential Test to be exempt. The older NPPF asked, 'is any part of the site affected by flood risk' whilst the current NPPF now clearly raises the question will any of the development itself, including access and escape route, actually be located in an area of flood risk.
14. At Lydia Park, there is High Risk Surface water flooding across the sites including the access and escape routes. There is insufficient information to assess safe access and egress from the site.
15. F4 cross references policy F7 with respect to safety, current and future flood risk and that flood risk elsewhere must be considered.
16. The Sequential Test is therefore required.

F5 - The Sequential Test Search Area

17. The current NPPF expressly states that the area of search should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.
18. For the Lydia Park appeals, consisting of a traveller community; the search area considered in the Proof of Evidence remains appropriate, where a search area of 15 miles radius from the site location was used to define the search area, this area is equivalent to approximately a 30 minute travel time in a vehicle and is considered appropriate for a traveller occupier or user of the proposed development.

F6 - The Exception Test

19. A significant change is noted in the Exception Test as it is now tied to river and sea flooding.
20. Policy F6 is headed:
'Development in areas at risk of flooding from rivers or the sea'
21. This policy links the Exception Test directly to the flood-zone/vulnerability matrix in Annex F of the updated NPPF.
22. For the Appeal sites, if the Sequential Test is passed, the Exception test is not applicable, as F6 is only to be applied when there is flood risk from rivers and coastal flooding, specifically in areas designated as flood zone 2 and 3.

F7 Ensuring Development is safe from Flooding

23. Policy F7 includes significant changes and is more explicit in that all sources of flooding must be considered, as should safe access and egress.
24. It also states that where development is proposed in a location known to be at risk from flooding now or in the future, **it should be refused** unless it can be demonstrated that:
(Extract Paragraph F7.2(a)-(e)):
- a. *‘Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;*
 - b. *The development will be safe throughout its lifetime taking account of the vulnerability of its users;*
 - c. *Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;*
 - d. *The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and*
 - e. *It can be demonstrated that flood risk will not be increased elsewhere.’*
25. This is important because implied safety is now not sufficient, rather a clear demonstration of safety now and in the future is required or the application should be refused.
26. At the appeal sites, the 5 requirements listed (a) – (e) to avoid the refusal of planning permission are all breached, and therefore the application should be refused on that basis.
27. It is noted that Appeal site Pitch 2 does not include a site specific FRA and therefore should be refused.
28. F7.2(a): The proposed development of caravans and mobile homes are classified as highly vulnerable, are in areas shown to be at high risk of surface water flooding; the sites are relatively small and are of a Highly Vulnerable usage classification. In respect of Pitch 1 the EA flood mapping shows high risk of surface water flooding over the position of the mobile home, which is the most vulnerable aspect of the development proposal. There is no overriding reason to justify the location.
29. F7.2(b): The development does not show how safety throughout the lifetime of the development will be provided. The floodwater flowpath has been lost and infilled as part of the development which includes land raising in the mapped flooding area. Inspector Clegg in the Clegg Appeals requested flood depth information for those appeals which was provided at ID documents ID 23 and ID27 in the core documents for

those appeals. This depth mapping information includes the pitch 1 and pitch 2 areas and is attached at **Annex A** (ID 23) and **Annex B** (ID 27). On page 7 of Annex A which shows the 1 in 100 year flood event, including climate change, flood depths of 600-900mm are shown across Appeal Pitch 1, and 300-600 mm flood depths are shown across Appeal Pitch 2. The hazard maps in my proof of evidence (PoE, Appendix 5) show 'Danger for Most' across Pitch 1 and Pitch 2. This presents a clear safety threat to the occupants. The development displaces floodwater (and associated hazard rating) and the extent of the displaced floodwater (or modified hazard rating) is not defined. The mitigation volume required and provided by the proposed scheme is not provided either. The flood modelling includes no substantiating information. The FRA implies that a scheme can be made to work, but no meaningful details regarding the modelling, flood depths, velocities or hazard ratings were included in the assessment. The records in my proof of evidence including photographs of the rainfall event in a 1 in 1.67 year return period show significant flooding in and around the appeal sites. Therefore section (b) is breached.

30. F7.2(c): The Appeal site Pitch 1 FRA information states that the development is safe. However, given what I have said in paragraph 29 above, it is clear that the flood modelling plans do not include the required details of safe access or egress, instead there is an inference that piped culverts can be used to provide access. The routing of any access / egress route must traverse the area at flood risk. The information does not provide detail of access and egress arrangements, nor is there an emergency plan. The sites are at high risk of surface water flooding and safe access must be considered or the applications must be refused. The FRA for Appeal Pitch 1 (and Pitch 2) makes no presentation of a safe access route. Therefore section (c) is breached.
31. F7.2 (d): The Appeal site Pitch 1 FRA information discusses flood resilience; however, the FRA suggests that resilience is provided by the flood modelling, which does not include the necessary information to substantiate the modelling. The appeal sites breach section (d)
32. F7.2 (e): Both appeal sites include land raising and the culverting of the watercourse. Any culverting of the watercourse or land raising in the surface water flood area at this location, and as evidenced by the flood photographs in my proof for a 1 in 1.67 year rainfall event, results in an increase in flood risk. Any scheme impeding flow to the watercourse or the surface water flooding corridor will increase flood risk elsewhere as a direct result of the development. As discussed in my evidence and in section F7.2b

above, the FRA provided is not fit for purpose. Section (e) is clearly breached by this development.

33. The Appeal site FRA information records the presence of high surface water flooding and suggests a scheme can be developed to mitigate the flood risk. The information does not adequately assess the flood risk, nor address safe access and escape, nor flood resilience and resistance measures. It is also demonstrated in the evidence that flood risk elsewhere has increased because of the development. Against the framework outlined in paragraph F7.2 of the NPPF, the application must be refused and the appeal dismissed.

F8: sustainable drainage systems and watercourses

34. Policy F8 of the current NPPF is now more structured and strongly worded, SuDS should be incorporated into the design and shall be designed in accordance with the National Standards for Sustainable Drainage Systems.
35. SuDS design is not part of the application information.
36. Maintenance must be outlined for the lifetime of the development. This was also not suitably covered by the applicant information.
37. Section 3 of **policy F8** specifically deals with watercourses.
- ‘3. Development proposals should not enclose existing watercourses where this is not already the case, unless there are compelling reasons to do so; and should where possible remove existing culverts and renaturalise existing river channels, unless to do so would increase flood risk, result in other environmental harm or cause harm to heritage assets.’*
38. This section is a new addition to the NPPF and states that existing watercourses should not be enclosed, and where possible existing culverts should be removed. Furthermore, there is a clear direction towards retaining or renaturalising watercourses wherever possible.
39. A key feature of the application sites is the culverting of an existing watercourse. This new framework specifically highlights such an activity and clearly requires watercourses to be exposed as natural channels unless there are compelling reasons not to do so.
40. The appeal sites are therefore in breach of policy F8.
41. For this development the culverting of the watercourse has increased flood risk on the sites and to surrounding community.

Conclusion

- 42. In conclusion the NPPF has made changes to the flooding section of the framework, and increased guidance has been provided regarding the sequential and exception tests.
- 43. There is also a strong emphasis on not infilling watercourses with development as stated in F8 (3). This is a key feature of the development proposals that has been shown to increase flood risk.
- 44. There is now a stronger framework to ensure developments are safe from flooding, and development should be refused unless safety from flood risk, including access and egress, flood resilience, and prevention of increases to flooding elsewhere can be demonstrated.
- 45. I maintain my view that these appeals should be dismissed.

Mark Smyth B Eng Enviro, C Eng, MICE – 9th September 2026

Annex A

Document ID 23 - From the Clegg Appeals

Additional Flooding Data including flood depths

Response to Inspector Question

Waverley Borough Council

Request made on 18th June 2026, to agree the following three points, set out below in italics

'I am contacting you the Inspector relayed a request for further information on flooding data today. He requested the following information:

- 1) Base date for UK Flood Maps 4 and EA Mapping (January 2025). Both the date introduced and the date of the data/information*
- 2) Categories of risk and what these relate to e.g. in terms of flooding event.*
- 3) What depth of water is covered by the two mapping systems?'*

1) Base data - EA Mapping

The base data for the EA Mapping, issued January 2025 is stated in the appended Environment Agency publication '**Risk of flooding from surface water – understanding and using the map**

Updated 30 January 2025'

The document states in section 3.3 Digital terrain model the dataset is the **2019** Integrated Height Model.

Link: <https://www.gov.uk/government/publications/flood-risk-maps-for-surface-water-how-to-use-the-map/risk-of-flooding-from-surface-water-understanding-and-using-the-map>

Section 3.3 states

3.3 Digital terrain model (DTM)

Our Integrated Height Model (IHM) 2019 dataset provides the basis for the Digital Terrain Model (DTM) used in the hydraulic modelling. This assigns a ground level to every 2m x 2m model cell.

It is noted that the EA flood maps use the National Flood Risk Assessment 2 (NaFRA2) introduced in January 2025. Compared to the older (pre 2025) flood maps, this update provided a richer dataset and was produced with more advanced modelling technology and techniques, and more data on rainfall and rainfall patterns.

1) Flood Map 4 Data

The information is available from Twinn of Royal Haskoning

The dataset used in Lidar based, dataset date to be confirmed. Considering document was issued in 2023, this is likely to be based on either the 2019 Lidar or the 2022 Lidar

2) Flood risk Categories and related flood event return event

For Surface Water

High Risk relates to the **1 in 30 year** return period

Medium Risk relates to the **1 in 100 year** return period

Low Risk relates to the **1 in 1000 year** return period

It is also worth noting that climate change is also considered (for future generation)

The climate change depth bands were added on the 28th May 2026, and the Flood Maps for Planning (FMfP) now supersede the Check Your Long Term Flood (CYLTFR) risk Datasets.

The Flood Depth datasets with climate change now represent the most up to date information (as of 28th May 2026) and are intended to inform development planning for future scenarios.

See attached EA External briefing note dated 12th May 2026.

3) What flood depths relate to the two mapping systems (EA Mapping and Flood Map 4 mapping)

The depth data from the EA mapping is attached and was extract from the EA website.-

- 1 in 30 year flood Depths (**High Risk**)
- 1 in 100 year Flood Depths (**Medium Risk**)
- 1 in 100 year Flood Depths & Climate Change (**Medium Risk & CC**)
- 1 in 1000 year Flood Depths (**Low Risk**)
- 1 in 1000 year Flood Depths & Climate Change (**Low Risk & CC**)

Noting the depth of the respective appeal sites under each of the above return periods as follows :-

1 in 30 Year (High Risk)

Appeal site A – Flood Depths 300-600mm

Appeal Site B - Flood Depths 300-600mm

Appeal Site C - Flood Depths 150- 300mm

Appeal Site D - Flood Depths 150- 300mm

1 in 100 Year (Medium Risk)

Appeal site A – Flood Depths 600-900mm

Appeal Site B - Flood Depths 600-900mm

Appeal Site C - Flood Depths 300- 600mm

Appeal Site D - Flood Depths 300- 600mm

1 in 100 Year & Climate Change (Medium Risk & CC)

Appeal site A – Flood Depths 600-900mm

Appeal Site B - Flood Depths 600-900mm

Appeal Site C - Flood Depths 300- 600mm

Appeal Site D - Flood Depths 300- 600mm

1 in 1000 Year (Low Risk)

Appeal site A – Flood Depths 900-1200mm

Appeal Site B - Flood Depths 600-900mm

Appeal Site C - Flood Depths 300- 600mm

Appeal Site D - Flood Depths 300- 600mm

1 in 1000 Year & Climate Change (Low Risk & CC)

Appeal site A – Flood Depths 900-1200mm

Appeal Site B - Flood Depths 900-1200mm

Appeal Site C - Flood Depths 300- 600mm

Appeal Site D - Flood Depths 300- 600mm



KEY:

<150mm	
150-300mm	
300-600mm	
600-900mm	
900-1200mm	
1200-2300mm	

ST	Rev	Description	Drn	Chk	Date
REVISIONS					
		Preliminary Issue			
		Planning Issue			
		Submitted for S38			
		Submitted for S278			
DRAWING STATUS					
		Submitted for S104			
		Issued for Tender			
		Issued for Construction			
		As Built			

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AW TITLE

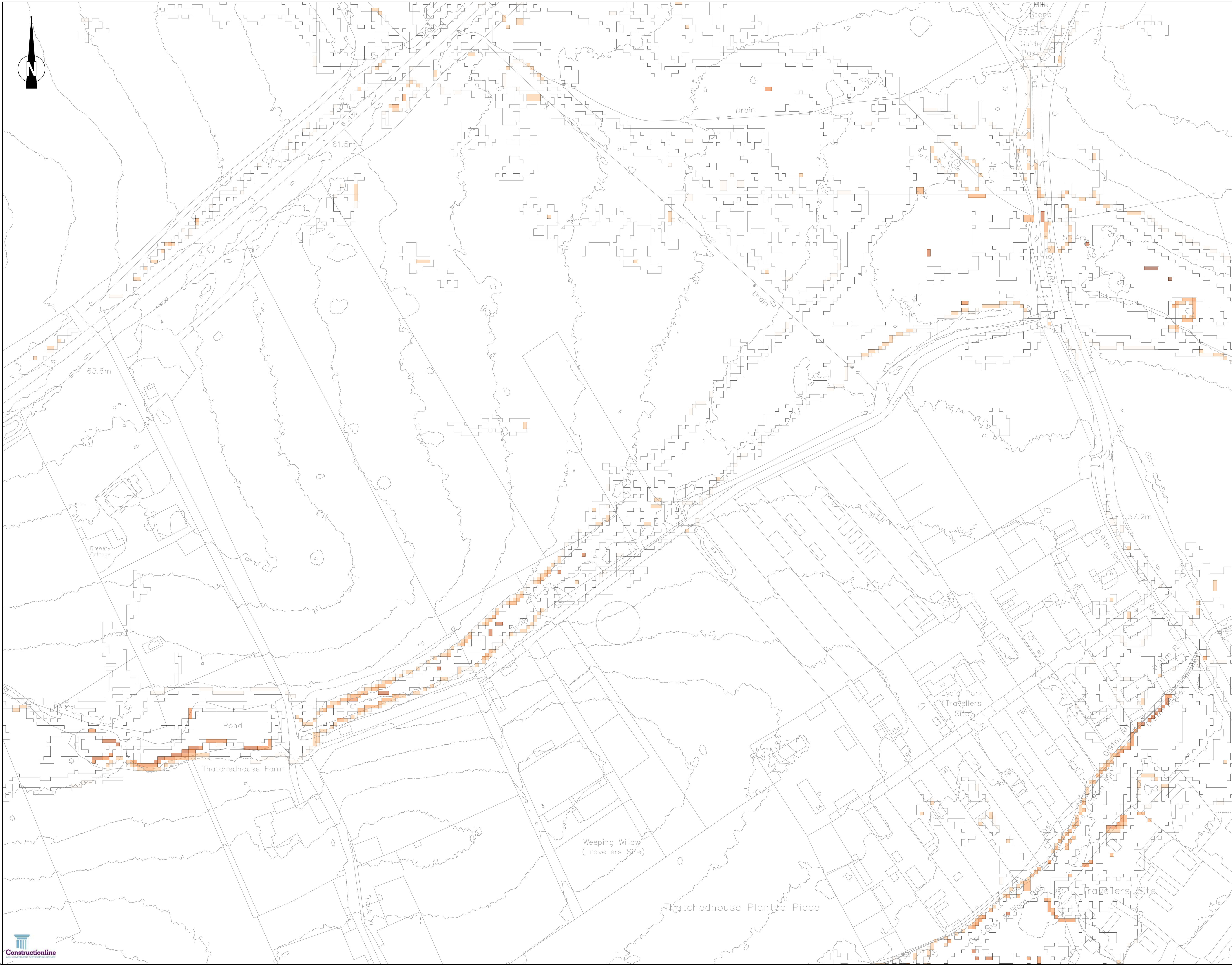
WAVERLEY BOROUGH COUNCIL

DRAWING TITLE

EA SURFACE WATER FLOOD DEPTHS (1in30 YEAR)

DATE	DRAWN	CHECKED	SCALE
JUNE 2026	MLP	MAS	1:1000
7266.012			

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<150mm
150-300mm
300-600mm
600-900mm
900-1200mm
1200-2300mm

ST	Rev	Description	Drn	Chk	Date
REVISIONS					
Preliminary Issue		Submitted for S104			
Planning Issue		Issued for Tender			
Submitted for S38		Issued for Construction			
Submitted for S278		As Built			
DRAWING STATUS					

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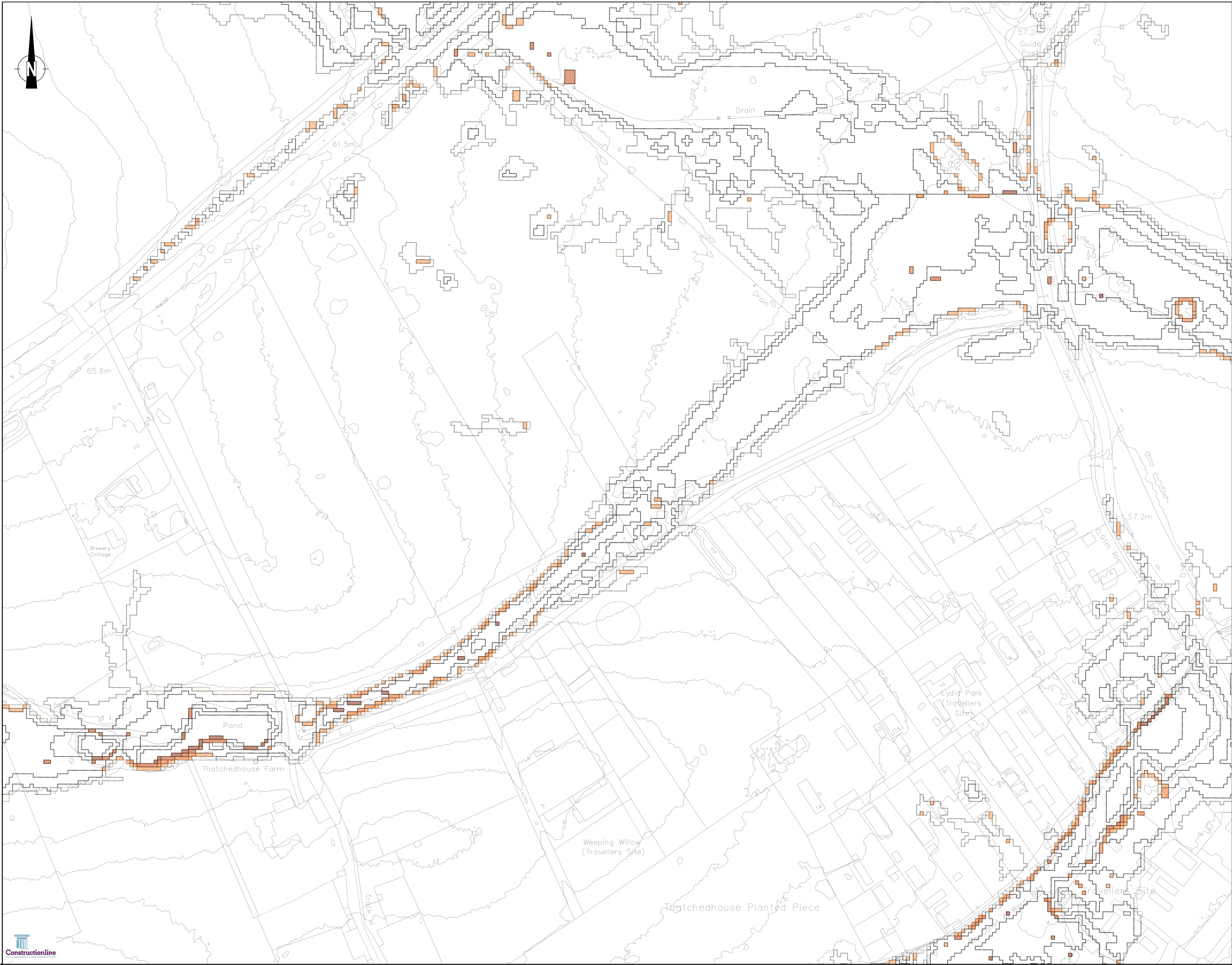
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WAVERLEY BOROUGH COUNCIL

EA SURFACE WATER FLOOD DEPTHS (1in1000 YEAR)

DATE: JUNE 2026
DRAWN: MLP
CHECKED: MAS
SCALE: 1:1000
REV: 0
STATUS: 7266.014

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KEY:

<150mm	
150–300mm	
300–600mm	
600–900mm	
900–1200mm	
1200–2300mm	

ST	Rev	Description	Drn	Chk	Date
REVISIONS					
Preliminary Issue		Submitted for S104			
Planning Issue	✓	Issued for Tender			
Submitted for S38		Issued for Construction			
Submitted for S278		As Built			
DRAWING STATUS					

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AW TITLE

WAVERLEY BOROUGH COUNCIL

DRAWING TITLE

**EA SURFACE WATER FLOOD DEPTHS
+ CC (1in100 YEAR)**

DATE	DRAWN	CHECKED	SCALE
JUNE 2026	IS	MAS	1:1000

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Guidance

Risk of flooding from surface water – understanding and using the map

Updated 30 January 2025

Applies to England

Contents

1. Overview
2. The RoFSW map and what it shows
3. How the RoFSW map was created
4. Accessing and using the map
5. Professional users of the RoFSW map
6. Questions about the map and more information about your local flood risk
7. Contact the Environment Agency



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This publication is available at <https://www.gov.uk/government/publications/flood-risk-maps-for-surface-water-how-to-use-the-map/risk-of-flooding-from-surface-water-understanding-and-using-the-map>

This guidance explains:

- what the risk of flooding from surface water (RoFSW) map (<https://check-long-term-flood-risk.service.gov.uk/map>) is
- the information contained in the map
- how it can be accessed and used

It does not give guidance or advice on spatial planning and development.

1. Overview

Surface water flooding occurs when the volume and intensity of rainfall overwhelms local drainage systems.

Unlike flooding from rivers, surface water flooding can happen many miles from a river. This means it can happen in places that people would not expect. It happens because there is nowhere else for the rainwater to go.

There are over 4.6 million properties in areas at risk of surface water flooding in England.

Lead Local Flood Authorities (LLFAs) are responsible for managing the risk of flooding from surface water. LLFAs are the unitary authority or, if there is no unitary authority, the county council for the area. They manage local flood risks and work in partnership with other organisations.

These include:

- the Environment Agency
- district councils
- internal drainage boards
- water and sewerage companies

In 2025, the Environment Agency updated the national map showing the risk of flooding from surface water.

The map uses the latest improvements in data, technology and modelling to help you understand how likely it is to flood where you:

- live
- travel
- work

2. The RoFSW map and what it shows

We produced the RoFSW map on behalf of government. It includes information and input from LLFAs. The RoFSW map is an assessment of where surface water flooding may occur. This happens when rainwater lies on or flows over the ground, instead of draining away through the normal drainage systems or soaking into the ground.

We have developed the map using cutting-edge technology. Flood experts use models to observe how rainwater flows and collects. Using these models, we produced a map that accounts for:

- local topography
- rainfall patterns
- historical data

We produced the map using national-scale modelling. It was then enhanced with compatible, locally produced modelling from LLFAs.

The RoFSW map shows flooding that is likely to occur as a result of rainfall with a 3.3% (1 in 30), 1% (1 in 100) and 0.1% (1 in 1000) chance of happening in any given year. It includes information about flooding extents and depths.

As well as present day risk of flooding, we have created new data to show the potential impact of climate change on the risk of flooding. We use estimates of future rainfall called climate change allowances.

Climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office. They use a mid-range allowance within Representative Concentration Pathway (RCP) 8.5

(<https://www.metoffice.gov.uk/research/approach/collaboration/ukcp>).

Representative Concentration Pathways are emissions scenarios that describe possible future greenhouse gas emissions based on assumptions

about human activity. These estimates are based on projections for the middle of the century.

We plan to publish further maps accounting for climate change in future.

2.1 Depth of flooding

The maps provide information on flood depths to show the chance that different depths of flooding could be reached or exceeded. The chance of flooding beyond the stated depth (for example 20cm) is given as follows:

- 'High' - means more than 3.3% (1 in 30) chance of a flood each year
- 'Medium' - means between 1% (1 in 100) and 3.3% (1 in 30) chance of a flood each year
- 'Low' - means between 0.1% (1 in 1000) and 1% (1 in 100) chance of a flood each year
- 'Very low' - means less than 0.1% (1 in 1000) chance of a flood each year

3. How the RoFSW map was created

The RoFSW map uses the best available surface water flood risk information. Wherever possible it uses outputs from local detailed surface water models. We developed a new national model for surface water flooding using up to date data and techniques. This provides flood risk information where no detailed local data is available.

3.1 New national model (NNM)

The new national model (NNM) for surface water represents a significant improvement over previous national-scale models. We used computer modelling techniques to model surface water run-off when there is excessive rainfall.

3.2 Rainfall and losses (drainage)

We used industry standard techniques to specify rainfall inputs, depending on the geographic location. Rainfall data is then mapped onto a 1km grid. Each grid cell receives rainfall based on its location, to represent how much rain falls in different areas during a storm.

We estimate how much rain would run off the land surface, depending on the surface type. In urban areas (identified using Ordnance Survey data), the surface is represented as 100% impervious. However, we do make allowances for subsurface drainage systems.

In non-urban areas, we model natural surfaces like fields and parks using industry standard techniques. These consider the soil moisture and other factors to predict how water flows over the land.

We apply a drainage rate in millimetres per hour (mm/hr) as an ongoing loss within all model cells classed as manmade. The default loss rate is 18 mm/hr. This varies between 13 and 25 mm/hr if local information is available or for calibration/validation purposes.

3.3 Digital terrain model (DTM)

Our Integrated Height Model (IHM) 2019 dataset provides the basis for the Digital Terrain Model (DTM) used in the hydraulic modelling. This assigns a ground level to every 2m x 2m model cell.

3.4 Local knowledge and information

We asked LLFAs to review the NNM results and compare them with their local and historic knowledge. Where LLFAs could provide more detailed local maps, we included these to create the RoFSW map. You can find out whether an area is covered by local modelling or the NNM using the Model Origin Layer on [data.gov.uk](https://www.data.gov.uk/search?q=%22risk+of+flooding+from+surface+water%22) (<https://www.data.gov.uk/search?q=%22risk+of+flooding+from+surface+water%22>).

3.5 Identifying areas at risk

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.

4. Accessing and using the map

4.1 Access to the map

You can view the RoFSW map on the [check your long term flood risk service](https://check-long-term-flood-risk.service.gov.uk/postcode) (<https://check-long-term-flood-risk.service.gov.uk/postcode>) on gov.uk. You can also download the data from [data.gov.uk](https://www.data.gov.uk/search?q=%22Risk+of+flooding+from+surface+water%22) (<https://www.data.gov.uk/search?q=%22Risk+of+flooding+from+surface+water%22>).

If you don't have access to the internet you can get a copy of the map posted or emailed to you. You can request by calling Floodline on 0345 988 1188.

4.2 Using the map

You can search for a specific address on [check your long term flood risk](https://check-long-term-flood-risk.service.gov.uk/postcode) (<https://check-long-term-flood-risk.service.gov.uk/postcode>) where you will be provided with further information. This includes:

- detail about the level of risk for the area around your property
- future risk associated with climate change
- the name of your LLFA
- access to flood depth information

You can also search the risk of flooding from surface water map on the [check your long term flood risk \(https://check-long-term-flood-risk.service.gov.uk/map\)](https://check-long-term-flood-risk.service.gov.uk/map) website. You can zoom in or pan out depending on the area you are interested in.

The map does not contain enough information to determine flood risk to individual properties. It does give an indication of whether an area may be affected by surface water flooding and to what extent.

Floods can be devastating, so it is important to find out if you are at risk now rather than wait until it is too late. There are simple steps you can take to prepare for flooding:

- [check your long term flood risk service \(https://check-long-term-flood-risk.service.gov.uk/postcode\)](https://check-long-term-flood-risk.service.gov.uk/postcode) to see if you are at risk from other sources, such as the river, sea or reservoirs
- create a simple [personal flood plan \(https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan\)](https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan) - it only takes 10 minutes and doing this in advance will save you valuable time and reduce damage if you're flooded
- check the 5-day flood risk on the [check for flooding in England \(https://check-for-flooding.service.gov.uk/\)](https://check-for-flooding.service.gov.uk/) service
- find out how to prepare your property for flooding - flood defences cannot eliminate all risks of flooding but there are some practical steps which will help to protect your home

We do not currently provide warnings for flooding from surface water. The sporadic and intense nature of rainfall makes it very difficult to accurately predict when surface water flooding will occur.

5. Professional users of the RoFSW map

Flood risk mapping and observed flooding can both influence decision making by financial institutions such as insurers or banks. The RoFSW map and data is available to these institutions who may use it alongside their own independently produced datasets to inform their decisions.

The Environment Agency and local authorities have no role in determining insurance cover. Insurers are free to use whichever data they like to determine whether to offer insurance and at what price.

6. Questions about the map and more information about your local flood risk

Contact your LLFA if you would like more information about:

- your local flood risk from surface water
- the management of surface water flood risk.

In some cases, your LLFA may not have any additional information to offer.

You can find out who your LLFA is by:

- clicking on the highlighted area of the surface water map
- using the postcode search on [find your local council](https://www.gov.uk/find-local-council)
(<https://www.gov.uk/find-local-council>)

6.1 If you disagree with the map

You may want a review of evidence to potentially update the flood risk rating in your location. If so, you should first contact your LLFA. A change to the mapped flood extent will only be considered if a flood risk model is submitted for review. There is guidance available on what to consider as part of surface water modelling. If you do not have a flood risk model to submit, you can submit other evidence for review in relation to risk ratings. This can include:

- topographical surveys
- engineers report

Any approved changes to the mapped outputs will take at least 3 months to be published. Without appropriate evidence, LLFAs won't recommend changes to the risk rating or map. Anecdotal evidence will not be considered.

7. Contact the Environment Agency

Email RoFSW@environment-agency.gov.uk if you have any queries or feedback relating to this guidance.



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External briefing



Changes to the Flood Map for Planning service

For: Developers and flood risk assessment consultants

Summary

- On **28 May 2026** we are planning to add new surface water climate change extents and banded depth information to the Flood Map for Planning (FMfP).
- New datasets will:
 - Add to the present day surface water flood risk extents already on the Flood Map for Planning service.
 - Help inform flood risk assessments, strategic flood risk assessments and SuDS strategies, making them cheaper and easier to produce
 - Inform decisions on the location and design of development, ensuring it will be safe and resilient, without increasing risk elsewhere
 - End the need for planners and developers to use the surface water flood risk information on the Check Your Long Term Flood Risk (CYLTFR) service.

Background

In March 2025 we added new flood risk information to the FMfP. This included new surface water flood risk information, but for present day only.

Providing surface water flood risk information that includes the possible effects of climate change will help enable sustainable development, ensuring the right development in the right places. This will make it easier for local authorities and developers to understand the level of flood risk from surface water and inform decisions about the location and design of development.

What changes are we making to the Flood Map for Planning?

We plan to add new surface water flood risk extents which account for climate change. We will also add banded depth information for surface water. This updated information will also be available from the Defra Data Services Platform (DSP) at:

- [Flood Map for Planning – Surface Water Spatial Planning Extents – Climate Change](#)
- [Flood Map for Planning – Surface Water Spatial Planning Depths – Climate Change](#)
- [Flood Map for Planning – Surface Water Spatial Planning Extents – Present Day](#)
- [Flood Map for Planning – Surface Water Spatial Planning Depths – Present Day](#)

The Flood Zones and existing present day surface water flood risk extents will be unchanged by this update.

We previously advised you to use surface water information hosted on CYLTFR as the best available information. However, this did not align with the climate change scenario and time horizon needed for most planning applications. The new dataset on Flood Map for Planning will address this issue. Upon publication, we recommend that you remove the CYLTFR surface water datasets from the GIS tools you use for development planning. The layers you should remove and stop using for development planning are:

- [Risk of flooding from surface water](#) – present day extents and depths
- [Risk of flooding from surface water](#) – climate change extents and depths

How will the new surface water datasets be used in planning?

The new datasets can be used to identify the need for and to inform the carrying out of:

- A site-specific flood risk assessment
- The sequential test (exemptions may apply)

The new datasets can also help to inform the design of sustainable drainage systems and the preparation of strategic flood risk assessments.

We will be updating our guidance to explain how the new datasets have been produced and to support how planners and developers can use them.

How and when should the new surface water datasets be used in planning? Are there transitional arrangements for live applications?

You should add the new surface water flood risk datasets to the GIS tools you use for development planning as soon as they are published. As before, we recommend the use of data feeds to ensure your tools always display the latest version of the layer.

You can start using the new surface water datasets straightaway. Local planning authorities will need to consider how to transition to the new datasets for live applications.

In some cases, for example, where a site not previously at risk now lies within a flood risk area, the new datasets may trigger a new requirement for a flood risk assessment and sequential test (exemptions apply). In other cases, the new datasets may trigger the need for applicants to update existing flood risk assessments, sequential tests or sustainable drainage system designs.

It is important that users of any flood risk data always check that it is suitable for its intended use.

Do the new datasets affect the Environment Agency's role?

The Environment Agency is not a statutory consultee on surface water flood risk. Our flood risk advice will continue to be focused on river and sea flooding. Local planning authorities will continue to follow the process set out in [National Flood Risk Standing Advice for Local Planning Authorities](#) to determine if the Environment Agency should be consulted.

What's the difference between the surface water datasets on Check your long term flood risk and Flood map for planning? Which datasets can be used for planning?

The present day surface water extents on FMfP and CYLTFR are identical. However, the climate change scenarios shown will differ.

Digital service	Climate change scenario	Time horizon
Flood Map for Planning	Upper end (95 th percentile)	2070s epoch (2061-2125)
Check your long term flood risk	Central (50 th percentile)	2050s epoch (2040 to 2060)

The surface water climate change scenario and time horizon used on CYLTFR, fall short of those needed for most planning proposals – as set out in our [Flood risk assessment: climate change allowances](#). Additionally, the depth information provided on CYLTFR did not provide appropriate information for use in planning. However, in the absence of more suitable datasets, our previous advice was that the information could be used to inform flood risk assessments.

Now that we are adding more suitable climate change and banded depth information to FMfP, planners and developers will no longer need to utilise the surface water datasets on CYLTFR.

How are we communicating this change?

This briefing aims to inform relevant developers and FRA consultants about this change.

Further supporting guidance is, or will be, available from:

- [DSP Meta Data](#)*
- [How to use flood map for planning data](#)*
- [National flood risk standing advice for local planning authorities](#)*
- [How to prepare a strategic flood risk assessment](#)*
- Guidance for developers and FRA consultants on the [Town and Country Planning Association website](#) (including a Product Suitability Diagram) and on [Flood risk assessments: applying for planning permission](#)*

* Expected to be available from 28 May 2026

Further information

If you need further information about these changes, please use the following contacts.

For local support on what our data means for planning decisions in your area, please contact your local planning authority in the first instance.

For questions about how the new datasets have been produced, please contact the [Risk Assessment team](#).

For questions about planning-related guidance, including how to use the Flood Map for Planning datasets, please contact the [Coastal Resilience and Development Planning team](#).

Annex B
Document ID 27 - From the Clegg Appeals

Flood Data Agreement Information

Ref	Inspector's question	WS Planning & Architecture response
1a	date introduced for UK Flood Maps 4	The appellant does not hold the formal FloodMap4 release metadata. FloodMap4 was available around the time of the original Flood Risk Assessment (FRA) and was referred to as additional proprietary mapping to assist in understanding the flood risk profile of the site. The Council's note refers to the FloodMap4 document as having been issued in 2023.
1b	date of the data/information for UK Flood Maps 4	The appellant does not hold the underlying FloodMap4 metadata and cannot independently confirm the precise source data date. FloodMap4 was referred to in the FRA as additional proprietary mapping available at that time. The Council's own note suggests that FloodMap4 was likely to be based on either 2019 or 2022 LiDAR.
1c	date for EA Mapping (January 2025).	The Environment Agency updated national Risk of Flooding from Surface Water mapping in 2025. Present-day surface water information was added to Flood Map for Planning (FMfP) in March 2025. The EA briefing dated 12 May 2026 states that surface water climate change extents and banded depths were to be added to FMfP on 28 May 2026.
1d	date of the data/information for EA Mapping (January 2025)	EA guidance refers to the 2019 Integrated Height Model as the basis for the Digital Terrain Model used in the national surface water hydraulic modelling. The updated national mapping also uses national-scale modelling, national datasets and, where available and compatible, locally produced LLFA modelling.
2a	For EA Mapping (January 2025), describe the categories of risk and what these relate to e.g. in terms of flooding event	The Council's plans should be described by mapped Annual Exceedance Probability (AEP) scenario and depth band, for example 3.3% AEP, 1% AEP or 0.1% AEP, with the relevant depth band.

2b	UK Flood Maps 4 describe the categories of risk and what these relate to e.g. in terms of flooding event	Not confirmed from the information provided. FloodMap4 was referred to as additional proprietary mapping around the time of the original FRA.
3a	What depth of water is covered by EA Mapping (January 2025)	The EA / FMfP mapping provides national-scale modelled depth bands, including less than 150mm, 150-300mm, 300-600mm, 600-900mm, 900-1200mm and 1200-2300mm.
3b	What depth of water is covered by UK Flood Maps 4	Not confirmed from the information provided. Any FloodMap4 depth bands would need to be confirmed from the FloodMap4 legend / metadata.