

FLOOD RISK ASSESSMENT – SEPTEMBER 2025

The Environment Agency has made a significant update to its mapping service that may impact planning and insurance etc.

An overview may be seen here;

<https://www.unda.co.uk/news/ea-flood-map-for-planning-august-2025-update/>

It includes New national flood and coastal erosion risk information (NaFRA2) based on new modelling from earlier this year

<https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

With further changes to come

EA has updated flood maps... you can also include climate change overlays:

Planning

<https://flood-map-for-planning.service.gov.uk/>

Insurance

<https://www.gov.uk/check-long-term-flood-risk>

Note: even though you specify an address *"This information tells you the flood risk of the land around a building, not the building itself"*.

The maps should be seen as a guide and not relied on without consideration of all factors. In some cases there may be mistakes but I believe the EA is unlikely to make changes unless evidenced with professional surveys etc.