

# Flood map for planning

Your reference  
**Bedford Avenue**

Location (easting/northing)  
**524696/195963**

Created  
**8 Apr 2022 9:39**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## 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/>

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## Flood map for planning

Your reference

**Bedford Avenue**

Location (easting/northing)

**524696/195963**

Scale

**1:2500**

Created

**8 Apr 2022 9:39**



Selected point



Flood zone 3



Flood zone 3: areas  
benefitting from flood  
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



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