

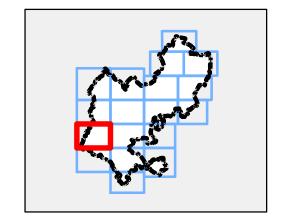


Zone 2: Comprised of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Zone 3a: This zone comprises land assessed as having a greater than 1in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year.

Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain).

The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific flood risk assessment to define the extent of Flood Zone 3b.



## **Legend**

Central Bedfordshire Council boundary
Flood Zone 3b
Flood Zone 3a
Flood Zone 2



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## CENTRAL BEDFORDSHIRE COUNCIL SFRA APPENDIX B FLOOD ZONE MAPS

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