



Location Plan :

User Note :

This plan has been produced in accordance with Planning Policy Guidance note 25 - development and flood risk. Because the information is indicative rather than specific, local planning authorities will nevertheless need to consult the Environment Agency on individual applications. Users should note that the flood plan extents were mapped at 1:10,000 (or as appropriate to the commission) scale, as appropriate to the level of investigation and are based on information available at the time of survey. Amendments will be required in future to account for information gathered subsequently e.g. changes in hydrological river response or observations following flood events. When in doubt the Environment Agency should be consulted.

Technical Note :

It should be noted that certain locations not shown may be at risk of flooding from other sources (piped drain systems, water mains etc.) and from other watercourses not shown in this study.

KEY

- River Gade
- 020yr flood outline
- 100yr flood outline
- 100yr + Climate Change
- 1000yr flood outline
- Proposed development

Rev.	By	Date	Description
1	PM	07-02-08	

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Project :
Dacorum SFRA - Level 2
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Drawing :
Flood Map 2008
Hemel Hempstead

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Drawing Scale : 1:1,000 Sheet No. : 1 Plot Scale : 1:1 @ A3