If your property is shown outside of any blue area this means your property is in Flood Zone 1 – Least Risk

**Critical Drainage Area (CDA)** – A property can be in Flood Zone 1 and in a **Critical Drainage Area.**

**PLEASE NOTE – MOST OF TORBAY FALLS WITHIN AN AREA OF CRITCAL DRAINAGE AND THEREFORE A FLOOD RISK ASSESSMENT WILL BE REQUIRED WITH MOST PLANNING APPLICATIONS**

The Critical Drainage Area is not shown on the Flood map

If your property is in the light blue area this is Flood Zone 2 – Medium Flood Risk

If your property is in the dark blue area this is Zone 3 – High Flood Risk

A property in Zone 2 or 3 will always also be in Zone 1 and may also fall within a **CDA**

Interpreting the Flood Risk Map