



## UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks  
and adjoining land, Bedford

### Environmental Statement Volume 2

#### Figure 12.1 - Risk of Flooding From Rivers (IDB)

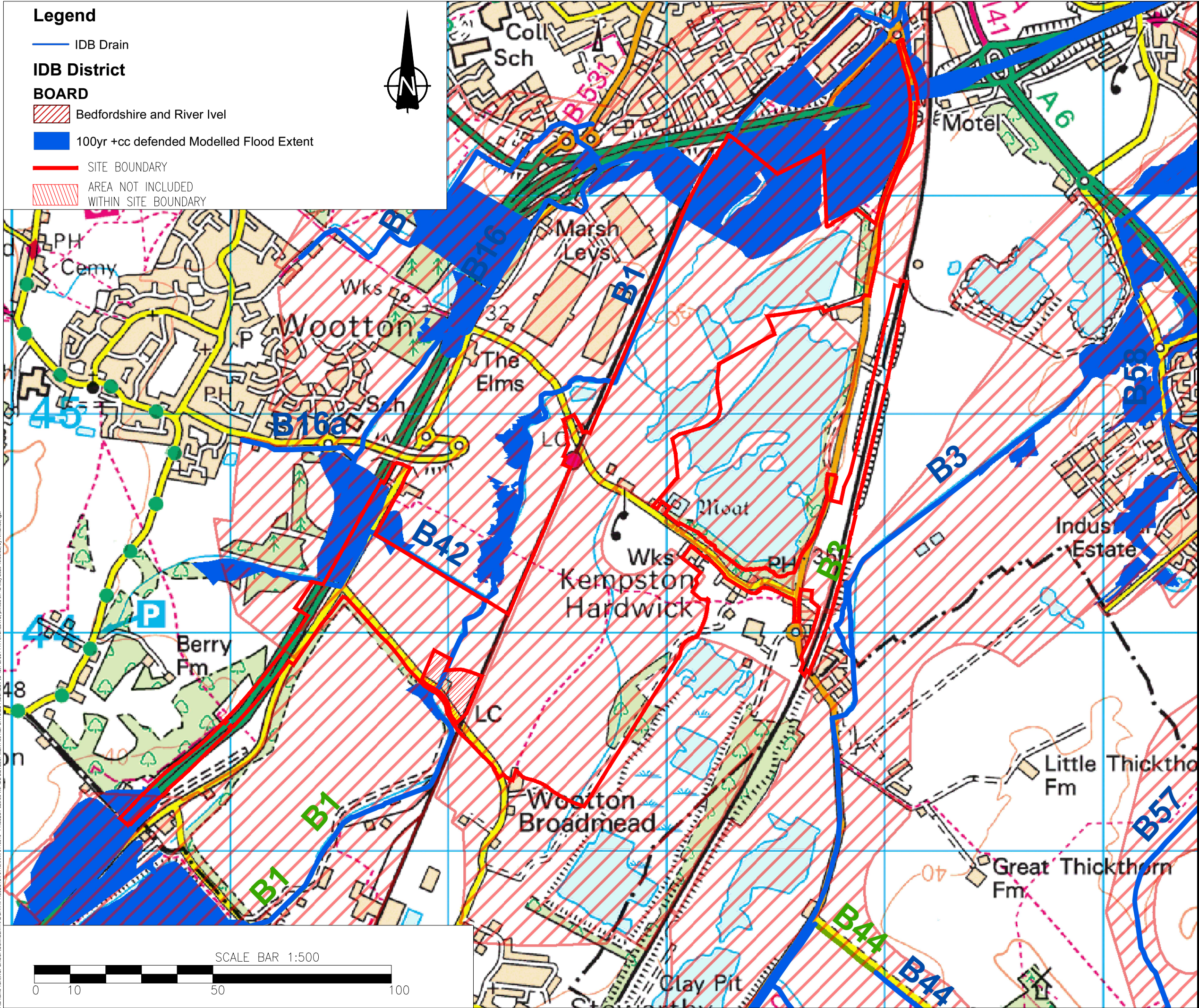
Report reference: 3.12.1.0

Revision number: 00

Date: June 2025







## Legend

— IDB Drain

## IDB District

### BOARD

Bedfordshire and River Ivel

100yr +cc defended Modelled Flood Extent

— SITE BOUNDARY

AREA NOT INCLUDED  
WITHIN SITE BOUNDARY

VENDOR



WSP House, 70 Chancery Lane, London, WC2A 1AF, UK  
T+ 44 (0) 207 314 5000, F+ 44 (0) 207 314 5111  
wsp.com

ARCHITECT/ENGINEER STAMP:

Project Name: Universal Destinations & Experiences UK Project

Site Address: Former Kempston Hardwick Brickworks and adjoining land, Bedford

Approved by: js Drawn by: js

Project Locator:  
320 – 100 – 000

Figure Name:  
RISK OF FLOODING  
FROM RIVERS (IDB)

Figure No.:  
12.1