

# Flood map for planning

Your reference  
**Ducks Nest**

Location (easting/northing)  
**556650/303000**

Created  
**19 Jul 2022 10:35**

**Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.**

## This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk))
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

## 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/>

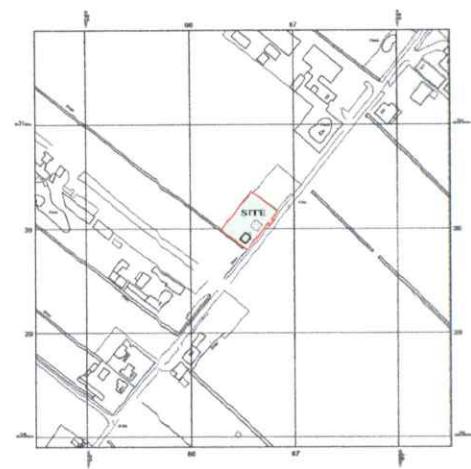
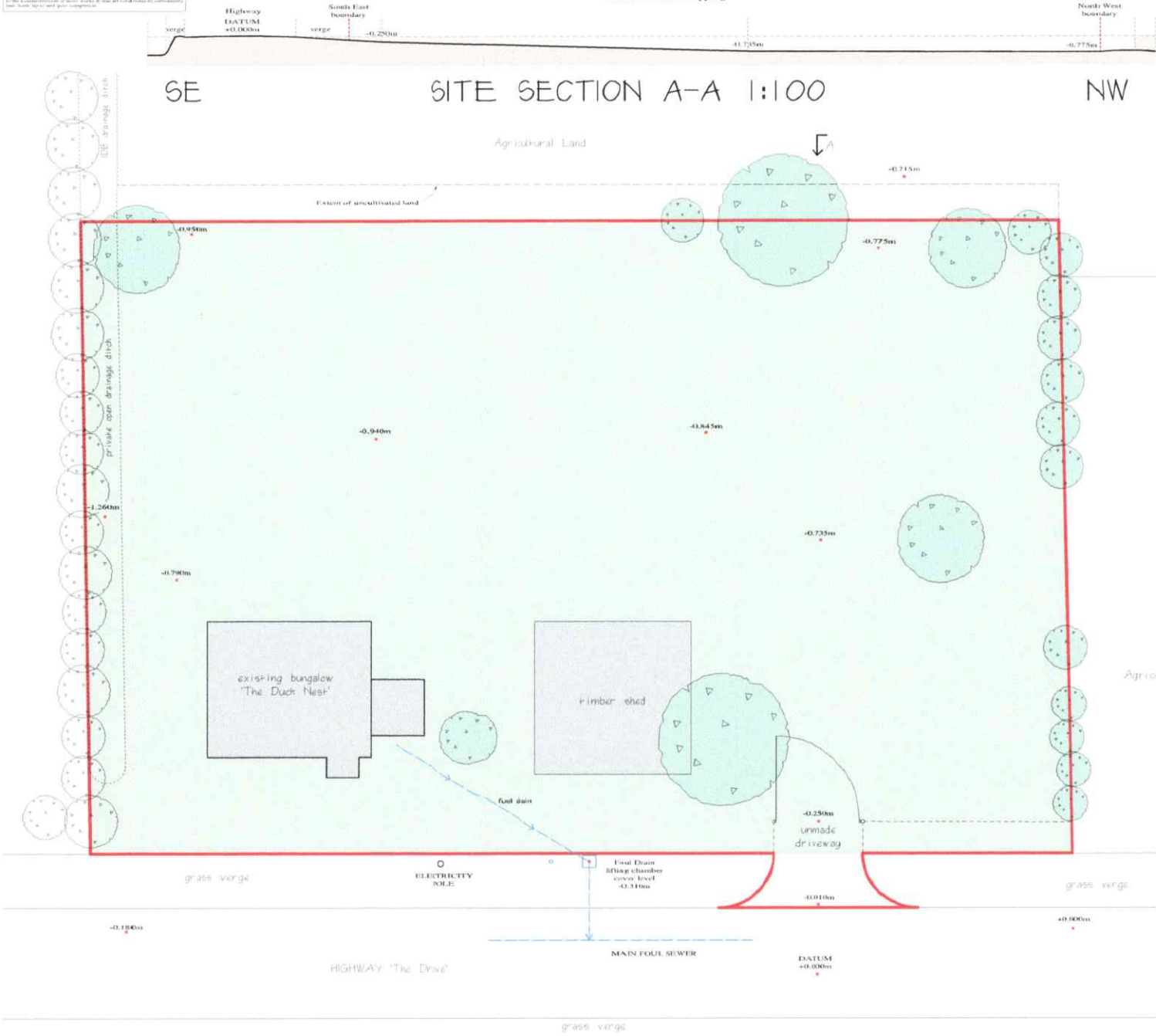
Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Important Note: It is the responsibility of the Client (Master/Contractor) to ensure that all dimensions and levels are checked on site before any work commences. Please note that all dimensions are subject to the accuracy of the survey and the accuracy of the construction work. We do not accept any liability for any errors or omissions.

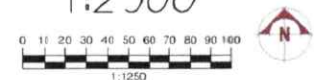
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Important Note: This work has been designed for use in accordance with current UK Building Regulations. It is the responsibility of the Client to ensure that all dimensions and levels are checked on site before any work commences. Please note that all dimensions are subject to the accuracy of the survey and the accuracy of the construction work. We do not accept any liability for any errors or omissions.

Please Note: That whilst every effort is made to ensure accuracy in the production of this drawing, all dimensions must be checked on site.  
Do Not Scale



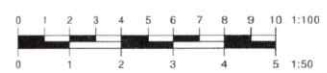
LOCATION PLAN  
1:2500



SITE AREA = 15330m<sup>2</sup>



BLOCK PLAN 1:100



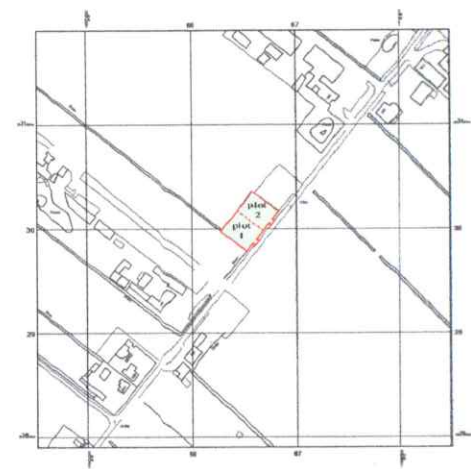
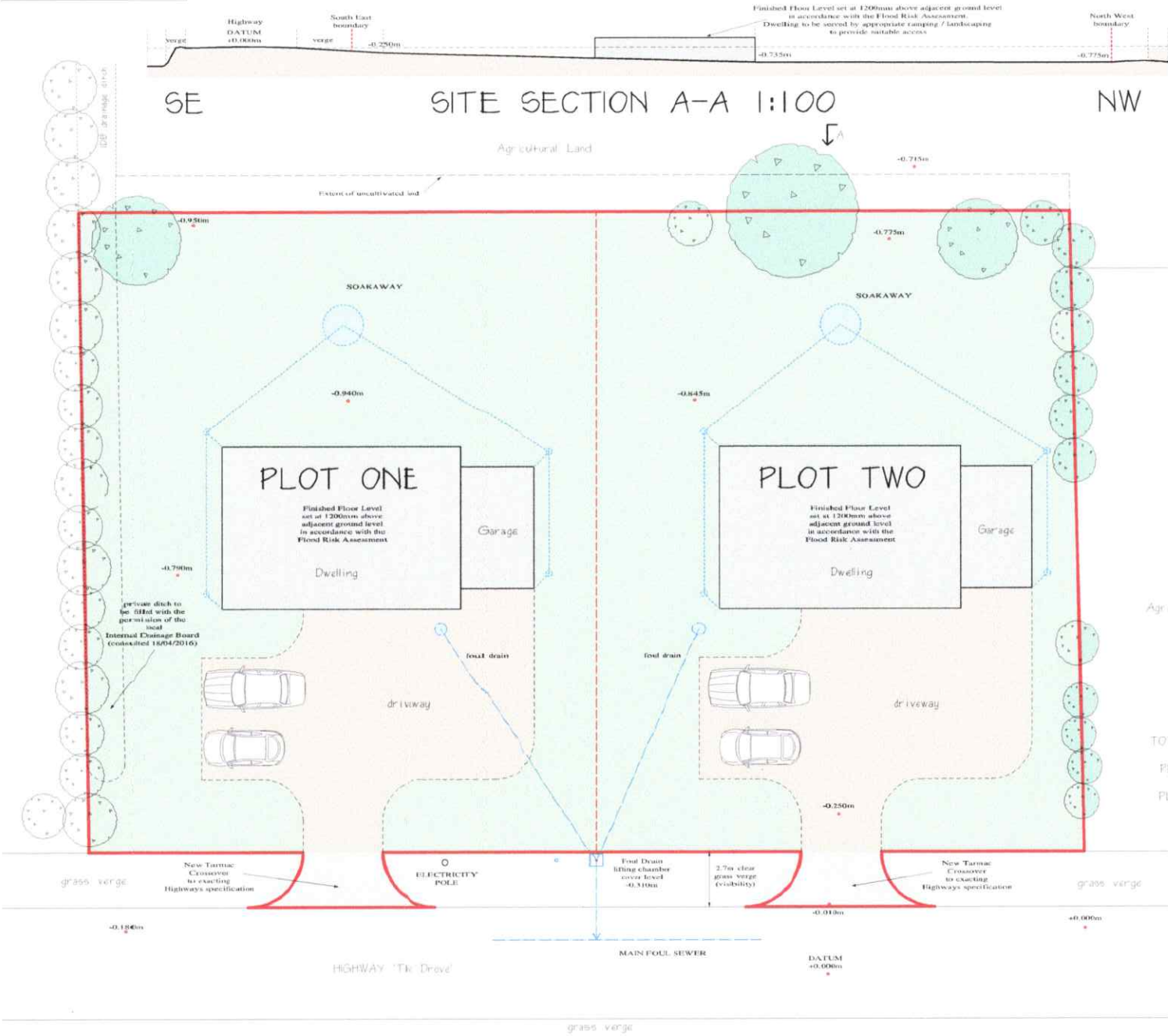
<p><b>Norfolk Architectural Design Services Ltd</b></p> <p>1139 The Drive, Downham Market, Norfolk PE38 0AL</p>	
<p>Francis Marshall</p> <p>1139 The Drive, Downham Market, Norfolk PE38 0AL</p>	<p>Francis Marshall</p> <p>1139 The Drive, Downham Market, Norfolk PE38 0AL</p>
<p>Project: Proposed Development at: 'The Duck Nest' 1139 The Drive, Downham Market, Norfolk PE38 0AL</p>	
<p>Client: Mr Clive Shuttleworth</p>	
<p>Drawing: PLANS &amp; DETAILS AS EXISTING</p>	
<p>Drawing No: 1139 - 01</p>	<p>Date: July 2022</p>
<p>Scale: 1:100 1:2500</p>	<p>Drawn By: Francis Marshall</p>
<p>Amendments:</p>	

Impressions only. It is the responsibility of the client to ensure that all relevant Local Authority Planning and Building Regulations applications are submitted in accordance with the relevant Local Authority's requirements. The client is responsible for any and all costs.

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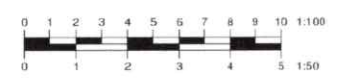
Impressions only. These plans have been designed on a preliminary basis. A full structural and geotechnical investigation should be carried out before construction and subsequent cost of the buildings is ascertained.  
The client is responsible for ensuring that the proposed development is in accordance with the relevant Local Authority's requirements. The client is responsible for any and all costs.

Please Note: That while every effort is made to ensure accuracy in the production of this drawing all dimensions must be checked on site.  
Do Not Scale



TOTAL SITE AREA = 1530m<sup>2</sup>  
PLOT ONE AREA = 780m<sup>2</sup>  
PLOT TWO AREA = 750m<sup>2</sup>

Dwelling and Garage Footprint, Position & Scale is shown 'indicatively only' at this time.



**BLOCK PLAN 1:100**

<b>Norfolk Architectural Design Services Ltd</b> 1139-02, The Duck Nest, 189 The Drive, Downham Market, Norfolk PE38 0AL Tel: 01493 872000, Fax: 01493 872001, Email: info@norfolkadsl.com, Website: www.norfolkadsl.com	
Project: <b>Proposed Development at: 'The Duck Nest' 189 The Drive, Downham Market, Norfolk PE38 0AL.</b>	Francis Marshall Mr. M. P. Marshall Mr. S. L. Marshall Mr. J. Marshall Mr. K. Marshall
Client: <b>Mr Clive Shuttleworth</b>	
Drawing: <b>OUTLINE PLANS &amp; DETAILS AS PROPOSED</b>	
Drawing No: <b>1139 - 02</b>	Date: <b>July 2022</b>
Scale: <b>1:100 1:2500</b>	Drawn By: <b>Francis Marshall</b>
Amendments:	

### Flood map for planning

Your reference  
**Ducks Nest**

Location (easting/northing)  
**556650/303000**

Scale  
**1:2500**

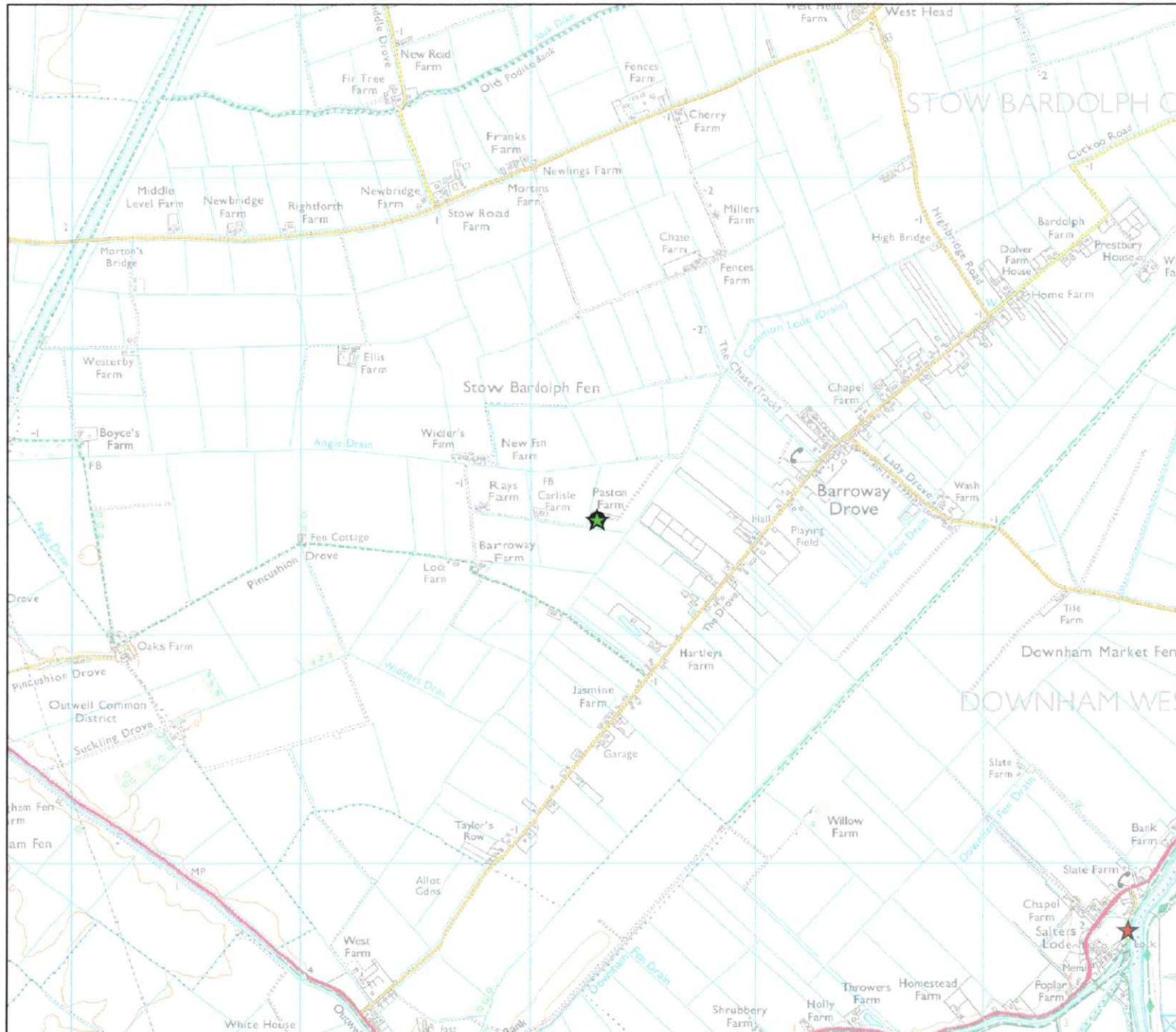
Created  
**19 Jul 2022 10:35**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



# Modelled Breach Locations centred on Paston Farm, Barroway Drove, Downham Market, PE38 0AP.

NGR TF5631103502  
Ref 135003  
Created 01/08/2019



Environment Agency  
Bromholme Lane,  
Brampton,  
Cambridgeshire  
PE28 4NE



## Legend

- ★ Site
- ★ EA052329\_TidalBreach\_BreachLocations



## Information

1. The map shows the locations of computer simulated breaches. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, or different flood flows may all give different results.
2. If you require the results from individual breach simulations, please request these by emailing [Enquiries\\_EastAnglia@environment-agency.gov.uk](mailto:Enquiries_EastAnglia@environment-agency.gov.uk)
3. The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring.
4. AEP - Annual Exceedance Probability - The probability of a given event occurring in any one year. Please note this is not a return period.

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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY Tel: 03708 506 506 (Mon-Fri 8-6). Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

# Map Showing the Maximum Flood Depth (combined breach) centred on Paston Farm, Barroway Drove, Downham Market, PE38 0AP.

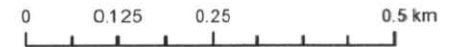
NGR TF5631103502  
Ref 135003  
Created 01/08/2019

Environment Agency  
Bromholme Lane,  
Brampton,  
Cambridgeshire  
PE28 4NE



### Legend

- ★ Site
- 0m to 0.25m
- 0.25m to 0.5m
- 0.5m to 1m
- 1m to 2m
- >2m

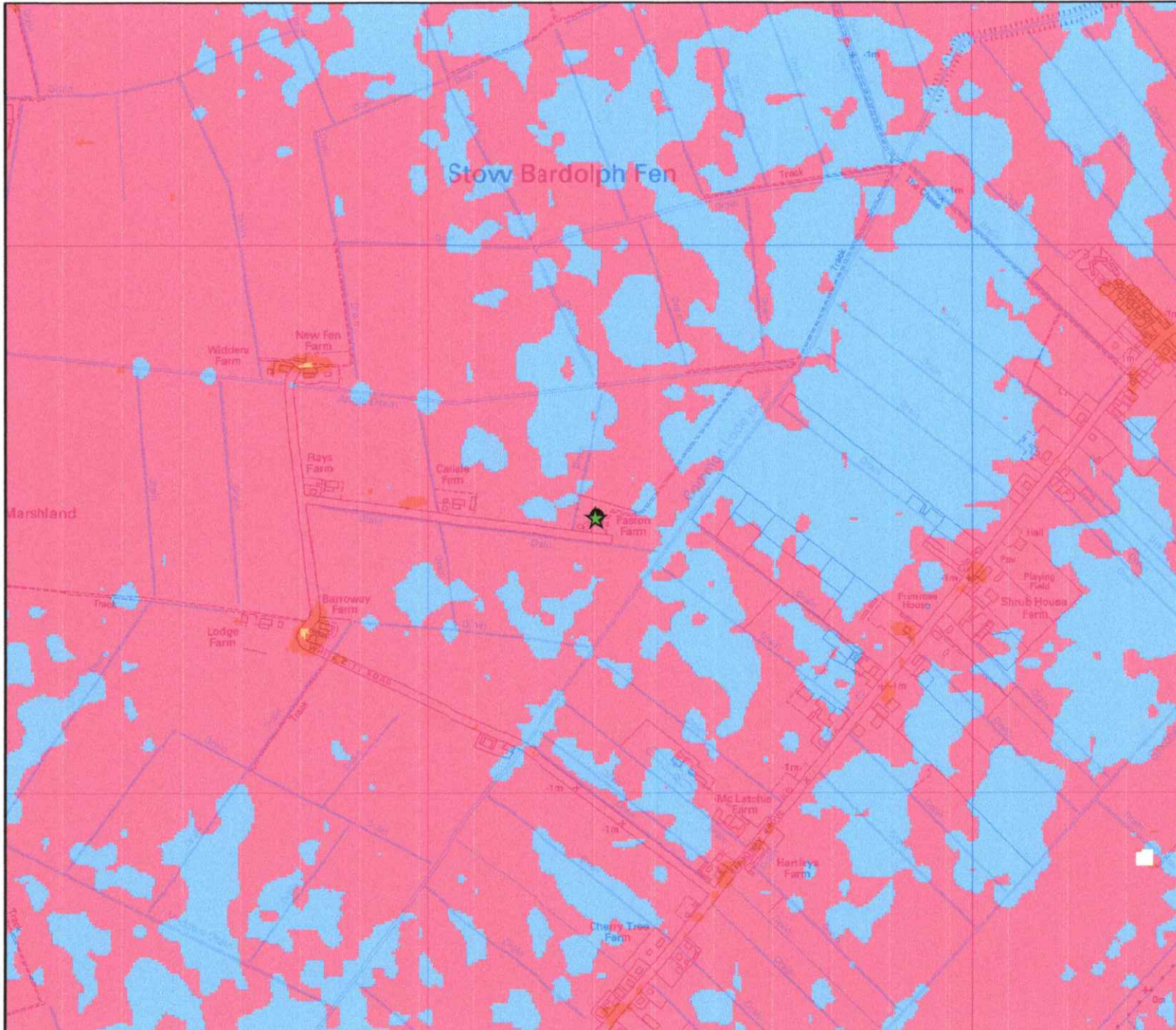


### Information

1. The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.
2. The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring.

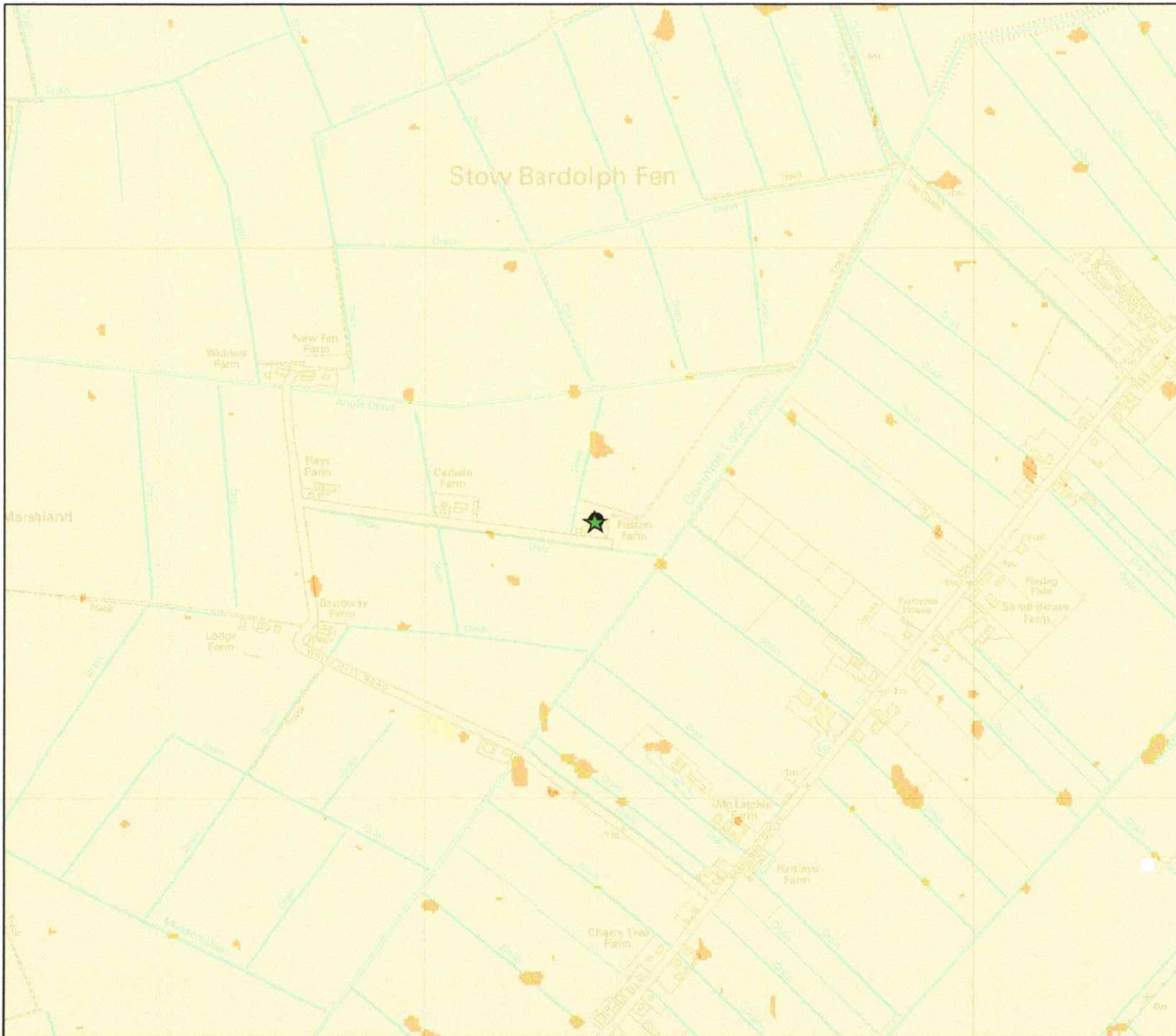
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# Map Showing the Maximum Flood Velocity (combined breach) centred on Paston Farm, Barroway Drove, Downham Market, PE38 0AP.

NGR TF5631103502  
Ref 135003  
Created 01/08/2019

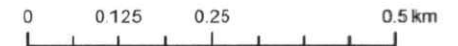


Environment Agency  
Bromholme Lane,  
Brampton,  
Cambridgeshire  
PE28 4NE



## Legend

- ★ Site
- 0m/s to 0.3m/s
- 0.3m/s to 1m/s
- 1m/s to 1.5m/s
- 1.5m/s to 2.5m/s
- >2.5m/s



## Information

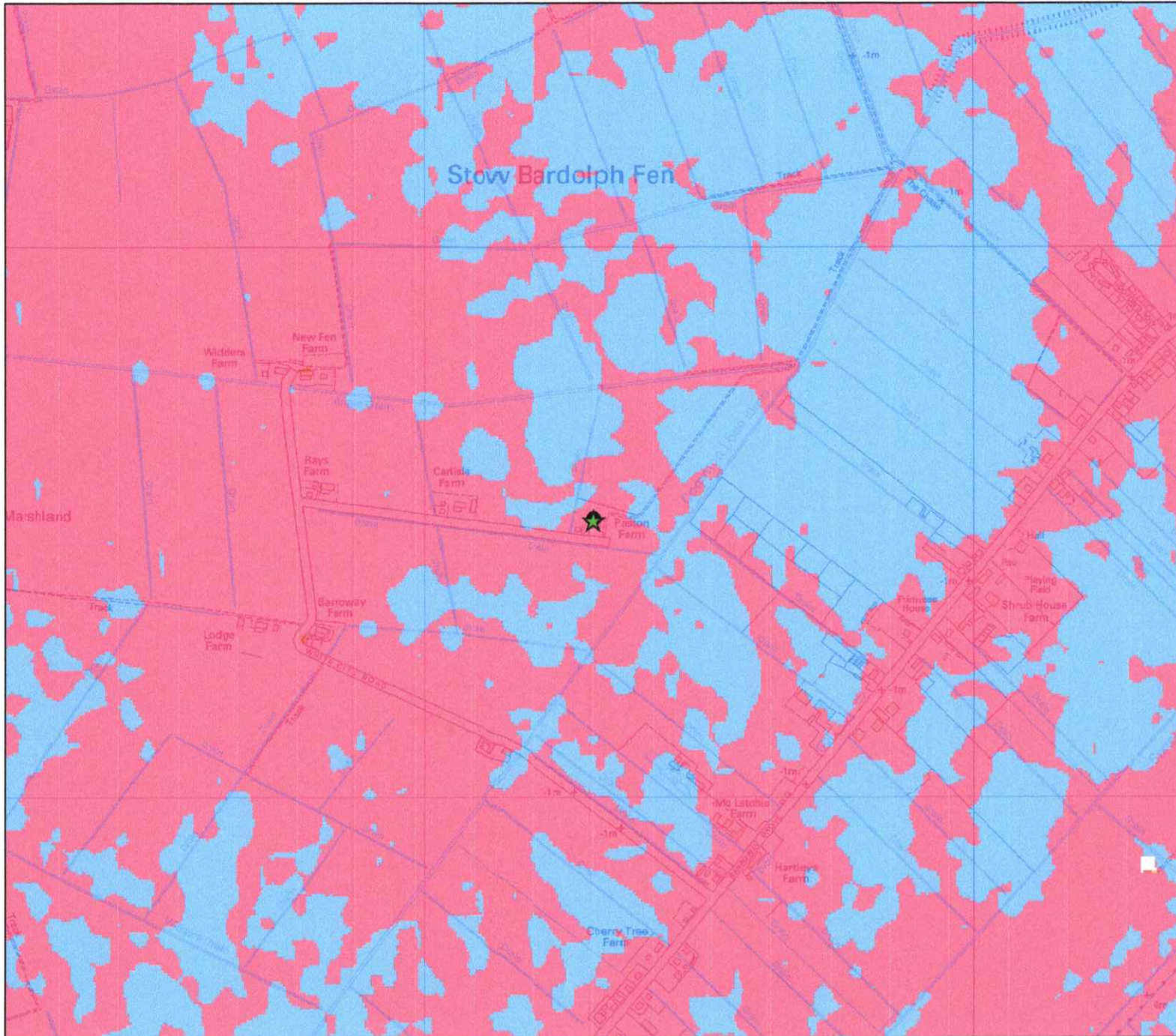
1. The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.
2. The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring.

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# Map Showing the Maximum Hazard Rating (combined breach) centred on Paston Farm, Barroway Drove, Downham Market, PE38 0AP.

NGR TF5631103502  
Ref 135003  
Created 01/08/2019

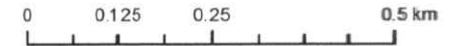


Environment Agency  
Bromholme Lane,  
Brampton,  
Cambridgeshire  
PE28 4NE



## Legend

- ★ Site
- Low Hazard
- Danger For Some
- Danger For Most
- Danger For All



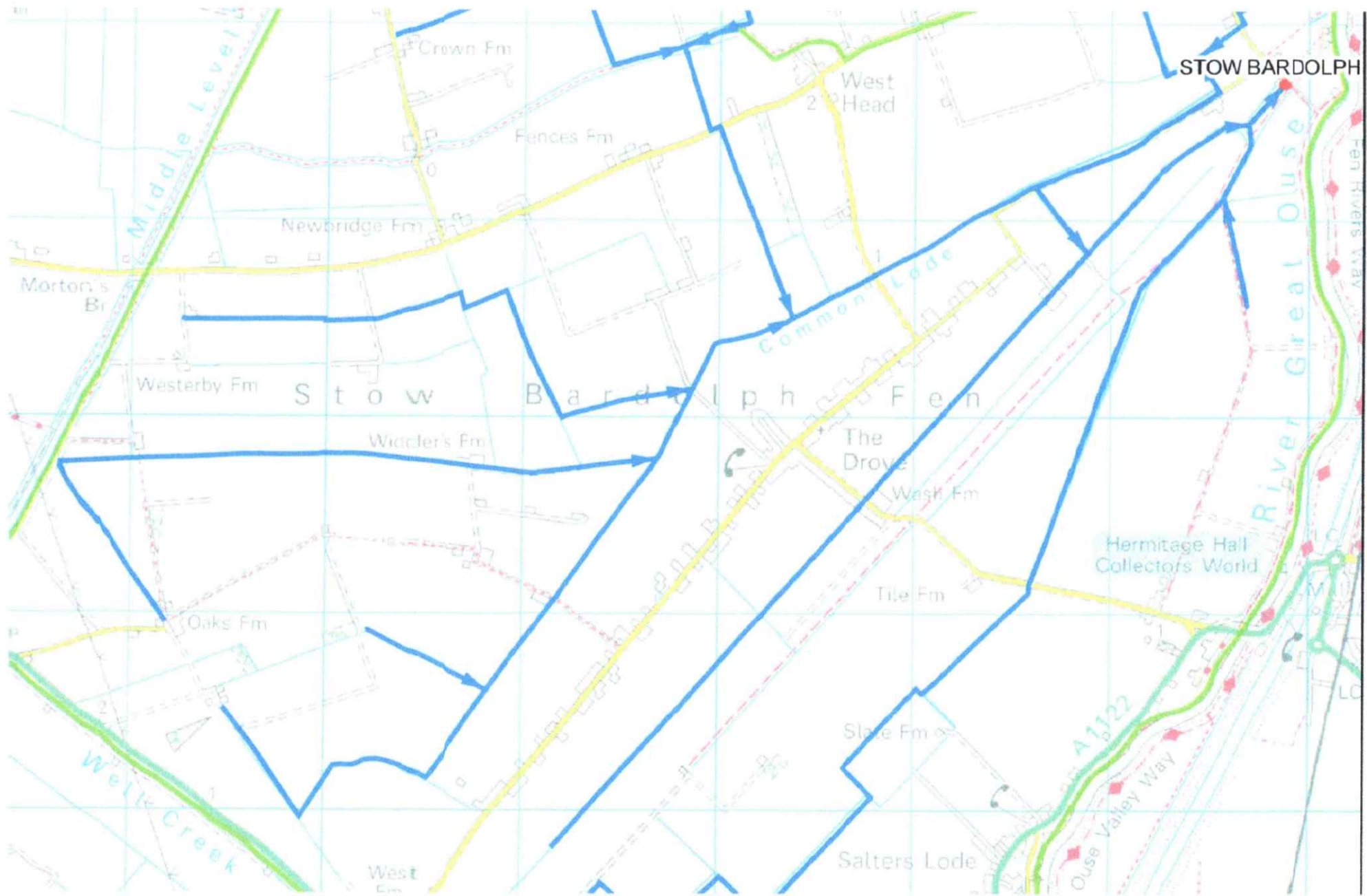
## Information

1. This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater and maximum values of these are also mapped.
2. The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.
3. The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring.

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STOW BARDOLPH

Stow Bardolph Fen

River Great Ouse

Common Lode

Welter Creek

Hermitage Hall  
Collectors World

Ouse Valley Way

Salters Lode

