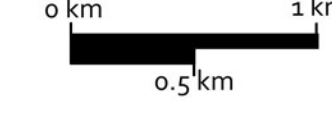
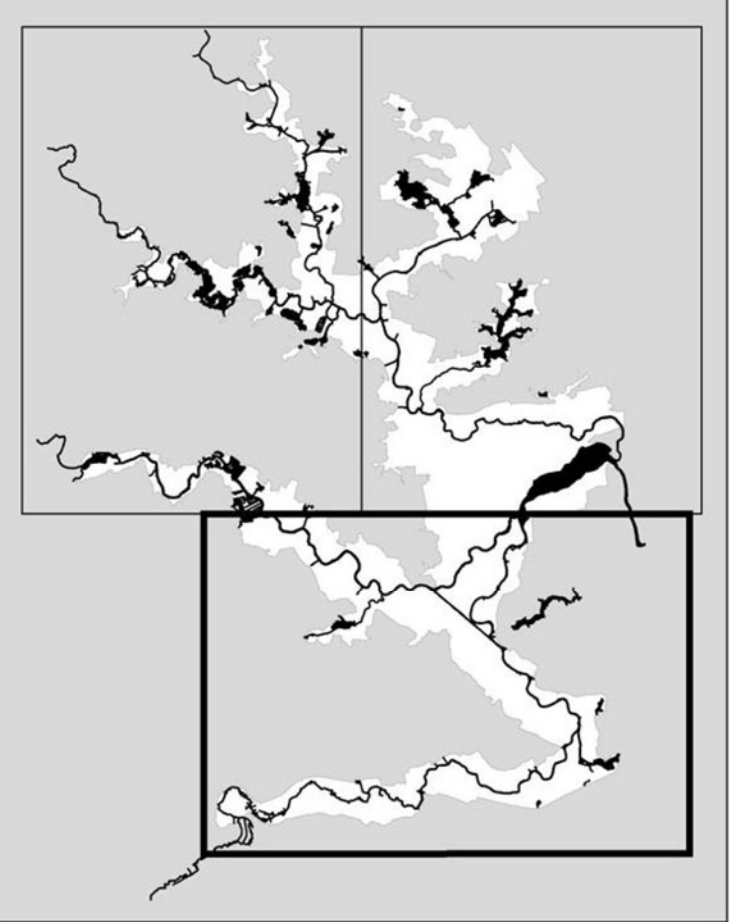


**Broads Local Plan
Flood Risk
South Scale 1:30,000
May 2019**

The flood zone data is based on the Norfolk Districts 2017 Strategic Flood Risk Assessment (SFRA) and the Waveney 2018 SFRA. SFRAs are high-level strategic documents and, as such, do not go into detail on an individual site-specific basis. The SFRAs have been developed using the best available information at the time of preparation, taking into account the latest flood risk data and the current state of national planning policy.

The information provided is largely based on modelled data and is therefore indicative rather than specific. Locations may also be at risk from other sources of flooding, such as high groundwater levels, overland run off from heavy rain, or failure of infrastructure such as sewers and storm drains. The information indicates the flood risk to areas of land and is not sufficiently detailed to show whether an individual property is at risk of flooding, therefore properties may not always face the same chance of flooding as the areas that surround them. This is because the Environment Agency (EA) does not hold details about properties and their floor levels. Information on flood depth, speed or volume of flow is not included. The EA Flood Map for Planning should also be referred to.



- Key**
- Outside Broads Area
 - Water bodies
 - Indicative Flood Zone 3b
 - Modelled Flood Zone 3b
 - Flood Zone 3a
 - Flood Zone 2
- Waveney SFRA**
- Waveney District Council
 - Modelled Flood Zone 3b
 - Flood Zone 3
 - Flood Zone 2



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Inset Map 4. Cantley

Inset Map 17. St Olaves

Inset Map 16. Somerleyton

Inset Map 14. Oulton Broad

Inset Map 7. Ditchingham Dam

Inset Map 2. Bécclès

