



Flood Risk Assessment

Lady's Meadow

Hingham

04 December 2024

Prepared for:

Hingham Town Council

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0.1

VERSIONS

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CONTENT

1	INTRODUCTION	3
2	EXISTING SITE CONDITIONS	4
2.1	Site description	4
2.2	Topography	4
2.3	Geological ground conditions	5
2.4	Existing surface water management	5
3	PROPOSED DEVELOPMENT	6
4	PROBABILITY OF FLOODING	7
4.1	Flooding from rivers (fluvial flooding) & sea (tidal flooding)	7
4.2	Flooding from land & sewers	8
4.3	Flooding from groundwater	9
4.4	Flooding from reservoirs, canals, and other artificial sources	9
4.5	Flood Warning and Evacuation	9
4.6	Historic Flooding	9
4.7	Flood Risk Summary	10
5	POLICY STATUS FOR PROPOSED DEVELOPMENT	11
5.1	Vulnerability classification	11
5.2	Sequential Test & Exception Test	12
5.3	Environment Agency Planning Policy	13
5.4	Local Policy (Local Highways/ Lead Local Flood Authority)	13
6	CONCLUSION	14
	APPENDIX A – PROPOSED DEVELOPMENT LAYOUT	15
	APPENDIX B – LIDAR SURVEY DATA	16

LIST OF FIGURES

Figure 2.1 – Site Location Plan	4
Figure 4.1 – Environment Agency Online Flood Map Extract	7
Figure 4.2 – Environment Agency Online Long Term Flood Risk Map	8
Figure 4.3 – overland flow direction and velocity	9

LIST OF TABLES

Table 2.1 – Geological Ground Conditions	5
Table 4.4 – Flood Risk Summary	10
Table 5.1 – Flood Risk Vulnerability Classification	12
Table 5.2 – Flood Risk Vulnerability and Flood Zone ‘Compatibility’	12

1 INTRODUCTION

Pinnacle Consulting Engineers Ltd had been commissioned by Hingham Town Council to produce a Flood Risk Assessment (FRA) report, as part of its commission to undertake a feasibility study, for the proposed development located at Lady's Meadow, Attleborough Road, Hingham, Norfolk, NR9 4RG. A plan showing the proposed development layout is enclosed in Appendix A.

This FRA is part of a Feasibility Study for the proposed Community Hub and associated parking facility at the premises of Lady's Meadow, Attleborough Road, Hingham.

Indicative flood maps published by the Environment Agency (EA), indicate that the site is within Flood Zone 1 (FZ1) and has a low probability of flooding (less than a 0.1% annual probability of river or sea flooding). This FRA has been prepared in accordance with the requirements contained within National Planning Policy Framework (NPPF, December 2023) and the associated Planning Practice Guidance. The guidance refers to the EA's "standing advice" on flood risk. Based on requirements set by the EA, a FRA is needed to support the planning application. Although this site lies within FZ1, its size is more than 1 hectare, therefore, an FRA is required.

This report has been prepared in accordance with (i) National Planning Policy Framework (NPPF) (ii) Planning Practice Guidance (Ministry of Housing, Communities and Local Government, February 2024); and (iii) Breckland District Council Level 1 Strategic Flood Risk Assessment (SFRA) (iv) Other statutory laws and local bylaws and rules.

It is stated in Paragraph 30 of the Flood Risk and Coastal Change chapter within the Planning Practice Guidance that "a site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site. Where necessary the assessment should accompany a planning application submitted to the local planning authority. The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users".

This report has been prepared to address the requirements of the NPPF 2023 and has derived the following data/information from various sources including but not limited to:

- Information published or explicitly provided by the EA;
- Information published by the Local Planning Authority, including the Breckland DC SFRA;
- Improving Flood Performance of New Buildings – Flood Resilient Construction (CLG, May 2007)
- Historic planning documents;
- British Geology Survey Website
- C753 CIRIA SuDS Manual
- DEFRA Lidar data
- DEFRA Climate Change Allowances
- DEFRA Magic Maps
- HR Wallingford Greenfield Run-off rate estimation online tool
- Anglian Water Asset Plans
- Greater Norwich Local Plan (GNLP)
- Hingham Neighbourhood Plan (HNP)
- Site Masterplan (HTC, May 2024)

The conduct of Biodiversity Net Gain (BNG), Nutrient Neutrality, and WFD Risk Assessments are outside the scope of this FRA.

2 EXISTING SITE CONDITIONS

2.1 Site description

The proposed development is located at National Grid Reference (NGR) TG019020 / TG0194402044 off Attleborough Road. Currently the proposed site is of agricultural use and surrounded by residential dwellings to the north, Attleborough Road to the east, by a cemetery to the south, and bounded to the west with further agricultural lands.

There are no watercourses except for a ditch at the north of the site and another to the south by the cemetery. When referencing the EA 'Statutory Main River Map', there are two ponds are in the adjacent field west of the site (c. 590m away), and four to the south (c.595m away), the status of these ponds is unknown. There is also a drainage ditch indicated on the EA 'Statutory Main River Map' located around 445m to the south-east.

The EA 'Statutory Main River Map' indicates that the closest main river to the site is Blackwater River, located around 2.72km north of the site.

The proposed site is approximately 39,427m² or 3.94Ha in area. A plan indicating the location of the site with the approximate red-line boundary is indicated in Figure 2.1 below.



Figure 2.1 – Site Location Plan

2.2 Topography

The site is currently used for agricultural purposes and has a fall of approx. 5.6m. LIDAR data indicates that the level is c.61.300m AOD in the North-West corner c.55.700m AOD at the southern tip. A crossfall

at the Northern boundary is approximately 2m falling in a West to East direction with the East having an approximate minimum level of c.59.300m AOD.

The LIDAR survey data used in this report and the associated design work is enclosed in Appendix B.

2.3 Geological ground conditions

Geological conditions at the site are detailed below, information is drawn from the British Geological Survey (BGS) mapping and the online DEFRA Magic Map service.

A summary of the relevant geological information at the site location is summarised in Table 2.1 below.

Formation	Description
Artificial Ground (Made Ground)	Existing agricultural ground.
Bedrock Geology	BGS records show the site has Lewes Nodular Chalk Formation with Seaford, Newhaven, Culver and Portsdown Chalk Formations (Undifferentiated)
Superficial Geology	BGS records show the site has Lowestoft Formation- Diamicton
Nitrate Vulnerable Zone	Site is located within the Nitrate Vulnerable Zone
Source Protection Zone	Site is located within SPZ 3 – Total Catchment area of the Source Protection Zone
Aquifer Designation – Bedrock	Site has been classed as an unproductive Aquifer
Aquifer Designation – Superficial	Site has been classed as an unproductive Aquifer
Groundwater Vulnerability	Site has low to medium vulnerability to Groundwater

Table 2.1 – Geological Ground Conditions

The DEFRA Magic Map service indicates that the site has a 'soilscape' classification of '18 – Slowly permeable seasonally wet acid loamy and clayey soils'.

According to the Breckland SFRA, *groundwater could potentially be an issue*, although the EA Long-term Flood Risk website states that the site is unlikely to experience groundwater flooding. A borehole log on the BGS website some 200m to the north-west of the site indicates that water was struck at 44ft (ca. 14m) below ground level, whilst this evidence indicates that groundwater is unlikely to be an issue, we recommend that further testing is undertaken to determine the groundwater level prior to detailed design development.

Whilst the site is not above a sensitive aquifer, caution should be exercised to the vulnerability of groundwater flooding until further site investigation has been conducted. An appreciation of the infiltration rates and at what depth the water table is would give a better understanding of how vulnerable the site is to groundwater and the proposed activities. The infiltration rates can be determined through a set of BRE365 tests at varying depth below ground level.

2.4 Existing surface water management

As the site is currently being used for agricultural use, it is assumed that there are no impermeable surfaces and does not currently use SuDS of any description, although there are the two ditches to the north and south of the site. Based on the information available, it is assumed that a formal drainage system (i.e. pipes and manholes) does not exist on the site.

3 PROPOSED DEVELOPMENT

It is proposed that the site is developed to include a new community hub with a picnic area, wildlife area and associated parking. It is also proposed to have some additional parking for the existing cemetery located at the South of the site. The parking will help to alleviate the existing parking issues experienced within Hingham (offsite).

Currently the site is 100% permeable (natural vegetation) and classified as a greenfield. The proposals above would increase the impermeable area by approximately 3,985m² (10% of the existing site area), thus reducing the permeable area to approximately 35,442m² (90% of the existing site area).

The impermeable area stated above has been calculated with a combination of roof area (1250m²) and roads (2735m²). All area measurements are approximate and are subject to change through detailed design development.

Plans of the proposed development are enclosed in Appendix A.

4 PROBABILITY OF FLOODING

The NPPF identifies six potential sources of flooding:

- Flooding from rivers (fluvial flooding);
- Flooding from the sea (tidal flooding);
- Flooding from land;
- Flooding from sewers;
- Flooding from groundwater; and
- Flooding from reservoirs, canals, and other artificial sources.

These are considered below.

4.1 Flooding from rivers (fluvial flooding) & sea (tidal flooding)

The assessment of flood risk in this report is based on the definitions in Table 1 of the Flood Risk and Coastal Change, Planning Practice Guidance, which recognises the following Flood Zones:

- Flood Zone 1 - little or no risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000-year)
- Flood Zone 2 - low to medium risk, with annual probability of flooding between 0.1% and 1.0% from rivers and between 0.1% and 0.5% from the sea
- Flood Zone 3a - high risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Flood Zone 3b – the 'Functional Floodplain' with an annual probability of flooding of 5% or greater.

4.1.1 Fluvial Flood Risk

An extract from the Environment Agency's online flood map published on their website is shown in Figure 4.1 below, with Flood Zone 3a & 3b denoted by dark blue hatch and Flood Zone 2 a light blue. The entire site is located within a Flood Zone 1 'Low Probability' flood risk area and therefore has an annual risk of flooding from river or the sea of less than 0.1%.

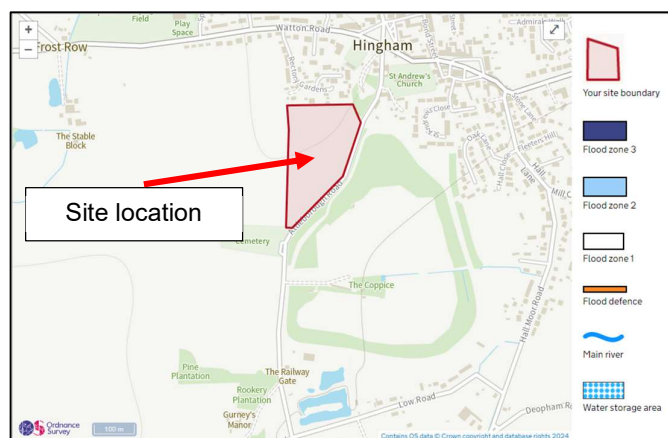


Figure 4.1 – Environment Agency Online Flood Map Extract

4.1.2 Tidal Flood Risk

As the site is inland there is no tidal rivers or threat of flooding from the sea and the risk of the site being flooded by one of these events is less than 0.1% per year according to information published by the EA and the UK Government.

4.2 Flooding from land & sewers

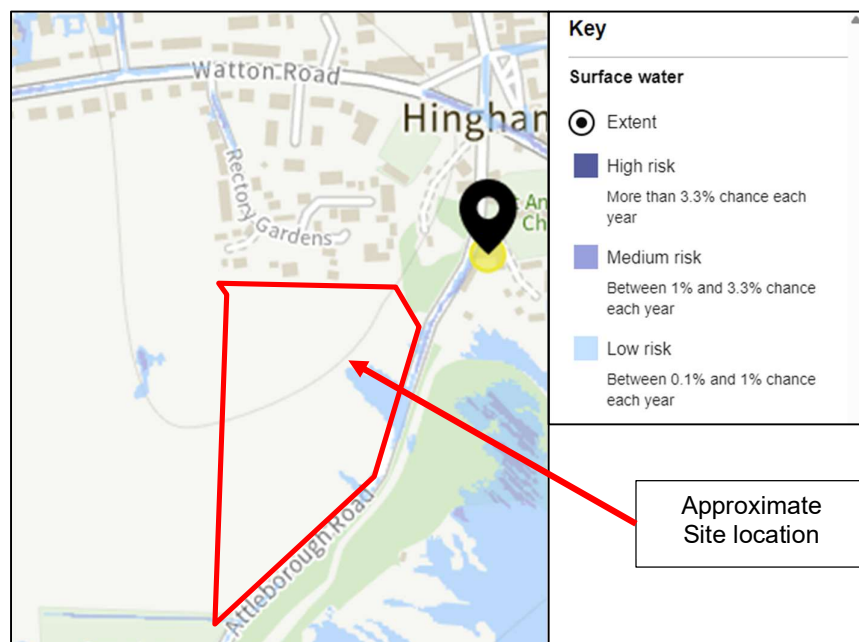


Figure 4.2 – Environment Agency Online Long Term Flood Risk Map

The long Term Flood Risk Map, as shown in figure 4.2 above, indicates that the majority of the site is at a very low risk of flooding from pluvial sources however, there are two area of the site along the eastern boundary where pluvial flood risk is classified as being low risk. When the flood velocity is examined, it indicates that the pluvial flood risk area flows from west to east from the site and onto Attleborough Road (refer to Figure 4.3). It can be assumed that the areas of low pluvial flood risk are associated with overland flow where the water ponds within the existing topographic low points. This assumption is supported by the Lidar Data available in Appendix B, this shows that the fall of the site is from North to South with a crossfall at the North of the site that falls from West to East.

There is no reference to any flooding from the land or sewers within the Breckland Level 1 SFRA.

Anglian Water asset plans obtained indicate that there are no public or private sewers, or drainage within the site proximity. It is therefore assumed that the risk of flooding from existing sewers is very low.

Should any existing drainage be found on the proposed site then an investigation will be required to understand what this drainage serves or previously served, the anticipated volumes and to where it discharges, as well as whether this drainage will affect the proposed development.

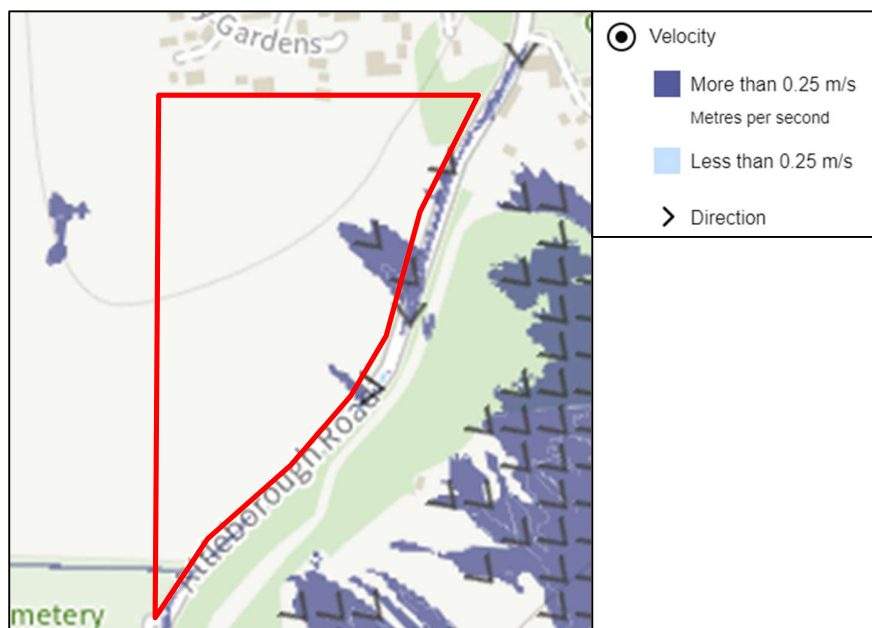


Figure 4.3 – Overland flow direction and velocity

When the area of low surface water flood risk is compared to the proposed site arrangement for the development (Appendix A), it can be seen that the building is partially located within the area of low pluvial flood risk. This flood risk must be mitigated through the establishment of a new topographic profile for the site that ensures that overland flow routes are directed away from the building. Additionally, the proposed surface water drainage proposals must introduce drainage catchment features around the perimeter of the building to capture overland flow and mitigate the risk of surface water ponding. Furthermore, the building FFL must be set at a minimum of 0.150m above the surrounding ground level to prevent any surface water around the building from entering.

4.3 Flooding from groundwater

As stated in section 2.3 there is conflicting information regarding the risk of groundwater flooding within the site area and caution should be exercised to the vulnerability of groundwater flooding until further site investigation has been conducted, although the evidence from the BGS borehole report states that water was struck at a level that is unlikely to pose a significant risk of flooding to the proposed development.

4.4 Flooding from reservoirs, canals, and other artificial sources

There are no canals within the site proximity nor any other artificial sources present.

The long term flood map states that any flooding from reservoirs within the site area is unlikely. Breckland SFRA states that 'There are no record of reservoirs flooding in Breckland'

4.5 Flood Warning and Evacuation

With the risk of flooding to the site from fluvial sources being established as very low, it is considered that there is no requirement for a flood warning and evacuation plan for this proposal.

4.6 Historic Flooding

Within the SFRA and online research there is little information to indicate that there has been any historic flooding within the site boundary or Hingham itself.

4.7 Flood Risk Summary

A summary of the flood risk posed to the proposed development is provided in 'Table 4.4' below.

Flood Risk Source	Flood Risk Posed by Source
Rivers	Very low
Sea	Very low
Land	Low to very low
Sewers	Very low
Groundwater	Unlikely however, additional investigation to establish the risk of groundwater flooding is required.
Reservoirs	Very low
Canals	Very low

Table 4.4 – Flood Risk Summary

5 POLICY STATUS FOR PROPOSED DEVELOPMENT

5.1 Vulnerability classification

The proposed development complies with the following principles:

- The proposed development lies within Flood Zone 1 (less than 0.1% annual probability of flooding);
- The proposed development is classified as 'less vulnerable' in accordance with Table 2 of the Flood Risk and Coastal Change, Planning Practice Guidance (reproduced as Table 5.1 below).

Essential Infrastructure	Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood Wind Turbines
Highly Vulnerable	Police stations, Ambulance stations, Fire stations, Command Centres and telecommunications installations required to be operational during flooding Emergency dispersal points Basement dwellings Caravans, mobile homes and park homes intended for permanent residential use Installations requiring hazardous substances consent
More Vulnerable	Hospitals Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels Buildings used for dwelling houses; student halls of residence, drinking establishments, nightclubs and hotels. Non-residential uses for health services, nurseries and educational establishments Landfill and sites used for waste management facilities for hazardous waste. Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	Police, ambulance and fire stations which are not required to be operational during flooding. Buildings used for shops; financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in "more vulnerable", and assembly and leisure. Land and buildings used for agriculture and forestry. Waste treatment (except landfill and hazardous waste facilities). Minerals working and processing (except for sand and gravel working). Water treatment plants and sewage treatment plants (if adequate pollution control measures are in place). Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).
Water-compatible Development	Flood control infrastructure. Water transmission infrastructure, pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel workings. Docks, marinas, wharves Navigation facilities.

	MOD defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.
Notes 1 - This classification is based partly on Defra/Environment Agency research on Flood Risks to People (FD2321/TR2)21 and also on the need of some uses to keep functioning during flooding. 2 - Buildings that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity. 3 - The impact of a flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and other risk mitigation measures needed to ensure the development is safe may differ between uses within a particular vulnerability classification.	

Table 5.1 – Flood Risk Vulnerability Classification

Vulnerability Classification		Essential Infrastructure	Water-compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test	✓	✓
	Zone 3a	Exception Test	✓	✗	Exception Test	✓
	Zone 3b	Exception Test	✓	✗	✗	✗
Key ✓ Development is appropriate ✗ Development should not be permitted						

Table 5.2 – Flood Risk Vulnerability and Flood Zone ‘Compatibility’

The proposed development is appropriate in accordance with Table 3 of the Flood Risk and Coastal Change, Planning Practice Guidance, reproduced in Table 5.2 above.

5.2 Sequential Test & Exception Test

The NPPF requires that all development is subject to the Sequential Test to steer new development towards areas at the lowest probability of flooding (Flood Zone 1). The Sequential Test would normally be completed by the Local Planning Authority (LPA) to inform the preparation of the Local Development Framework (LDF), where one exists. However, where this process has not yet been completed the onus for the provision of evidence demonstrating successful application of the Sequential Test falls to

the developer, or promoter of the site. The NPPF also requires the layout of a site to be sequentially tested to locate the most vulnerable land uses in the areas at lowest risk of flooding.

The NPPF Planning Practice Guidance acknowledges that in some circumstances it may not be possible to locate development in areas of low or appropriate (considering development vulnerability) flood risk or that there may be other valid reasons for a development to take place within the floodplain. In these circumstances, it is necessary to apply the Exception Test to clearly demonstrate that the benefits for development of a site outweigh the flood risks to the development and its occupants. Table 3 of the Flood Risk and Coastal Change, Planning Practice Guidance (reproduced in Table 5.2 on the previous page) indicates when the Exception Test is required.

The proposed development site falls entirely into Flood Zone 1, meaning the Sequential Test is deemed to be passed and the Exception Test is not required.

5.3 Environment Agency Planning Policy

The Environment Agency planning policy in respect of flood management requires resilience measures in the design strategy if avoidance or resistance approaches are neither achievable nor feasible on some development sites. The 'avoidance' design approach involves the design flood depth for development sites to be above the predicted peak flood level, and to *set new buildings with a practical finish floor level (FFL) or at least 300mm above the predicted 100-year flood level plus climate change allowance for river flooding (fluvial)*. This is similar to the 'floodwater exclusion strategy' of the resistance/resilience design strategy. This approach is only applicable if the predicted flood depth is less than 300mm, otherwise, a suitable resilience approach (or a combination of avoidance, resistance, and resilience measures) that depends on the predicted flood depth is considered a more appropriate or effective solution.

5.4 Local Policy (Local Highways/ Lead Local Flood Authority)

Norfolk County Council is the LLFA for Broadland and South Norfolk Districts. The Hingham Highways, Transport and Environment Working Party Terms of Reference policy states the following-

- Maintain a record of flooding incidents (no personal data to be collected/recorded)
- Monitor roadside ditches and liaise with the clerk and Norfolk County Council to achieve ditch clearing by landowners.
- Monitor roadside gullies and report blockages to Norfolk County council.
- Assist the Town Council in other initiatives which may include attending meetings of the Mid-Norfolk Flood Partnership (while in existence/or other such bodies) and setting up a Community Emergency Response Plan.
- With reference to the Environment and Biodiversity: Identify/consider initiatives/projects/issues/solutions, report findings and recommendation to the Town Council.

The Greater Norwich Local Plan (March 2024) outlines the current policies established to guide development in the Greater Norwich area, which the proposed development site falls within. In regards to flood risk and drainage, the following sections and policies of the GNLP are of particular relevance:

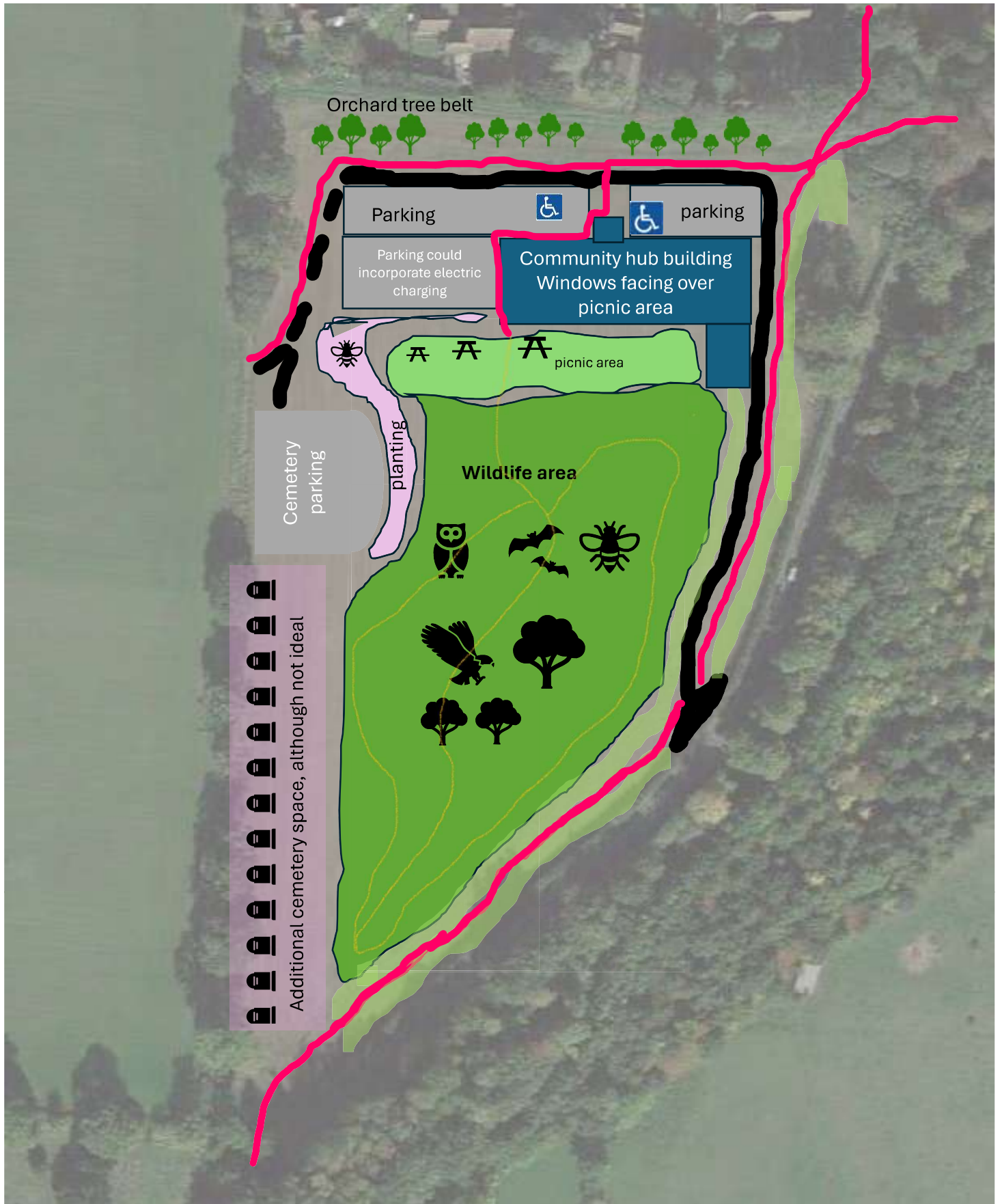
- Flood Risk – paragraph 104 to 108.
- Climate Change Statement – page 41.
- Policy 2 – Sustainable Communities.
 - Policy issue number 3, 'Green infrastructure'.
 - Policy issue number 8, 'Flood risk'.

6 CONCLUSION

The site is at very low risk of flooding from all sources, therefore the development proposals are considered to be appropriate from a flood risk perspective and the sequential test is deemed to have been passed.

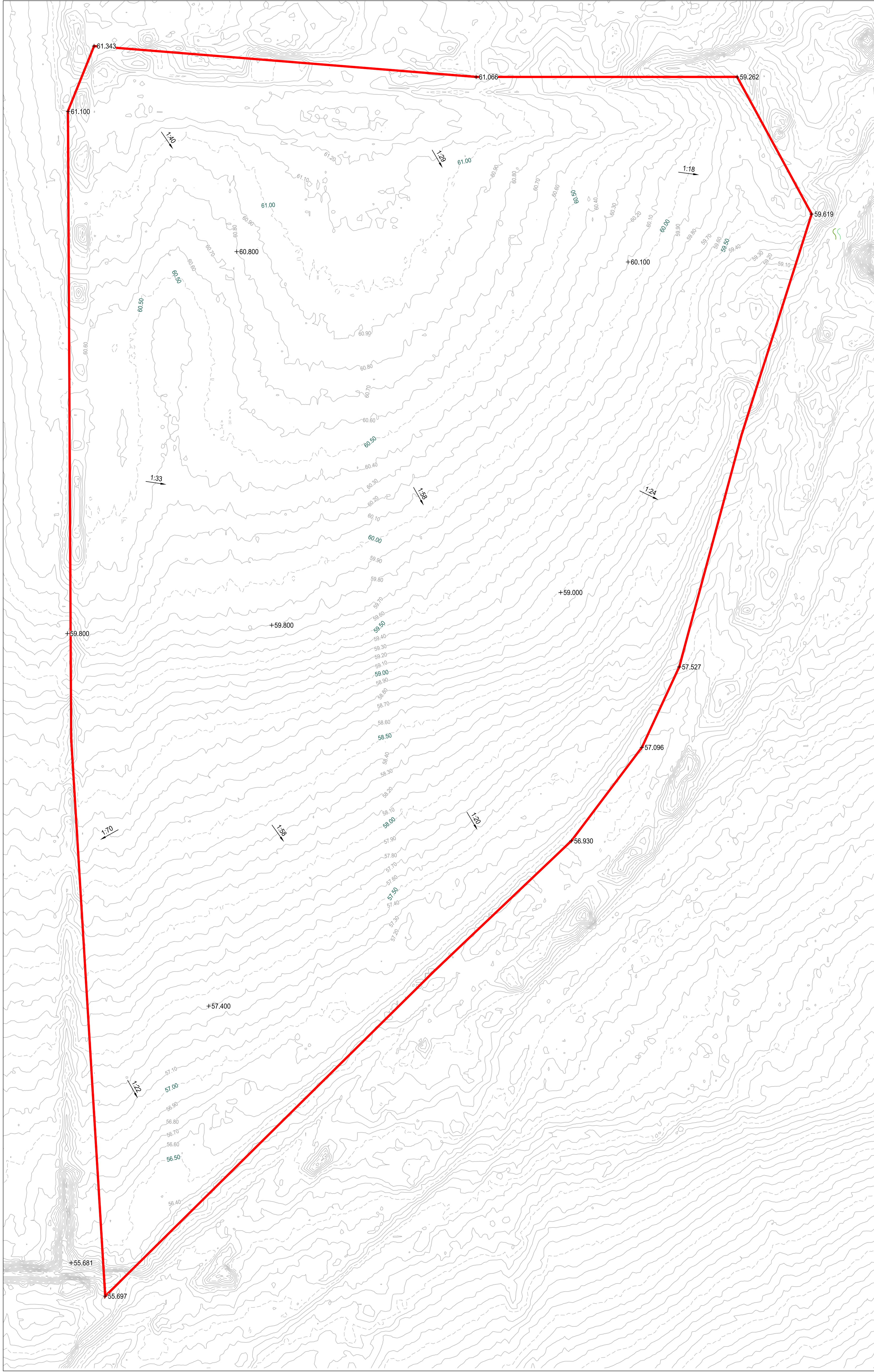
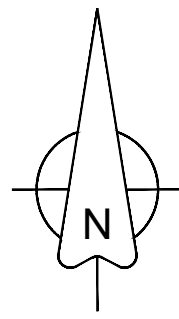
- The existing site is greenfield and is used for agricultural purposes.
- The proposed development site lies within Flood Zone 1, with very low risk of fluvial flooding and likewise from other sources of flooding as follows:
 - The site is at a very low risk of flooding from the sea.
 - The site is at a low to very low risk of flooding from overland flows.
 - The site is at a very low risk of flooding from reservoirs and canals.
- However, additional investigation about the risk of groundwater flooding is recommended to fully establish the risk this source of flooding poses to the proposed development.
- The site is positioned above an unproductive bedrock aquifer and an unproductive superficial aquifer.
- It is proposed that the *building FFL is set at least 150mm above the existing or regraded surrounding ground level (immediately adjacent to the building)* which will offer a level of mitigation to prevent floodwater incursion into the building, and/or mitigate by site layout to prevent floodwater from reaching the building. Depending on the outcome of the later groundwater surveys, *if the site is found to be at risk of prolonged flooding due to rising groundwater (and/ or in combination with river flooding), then the building FFL should be set in accordance with the EA's planning policy of setting the FFL to a minimum 300mm above the predicted peak flood level for the 100-year storm event plus the appropriate allowance for climate change, for fluvial flooding.*
- Overall, from a flood risk assessment perspective, the proposed site is deemed to be suitable for development, and possible allocation to the Hingham Neighbourhood Plan (HNP) subject to the results of the feasibility study.

Appendix A – Proposed Development Layout



SITE DEVELOPMENT MASTERPLAN

Appendix B – LIDAR Survey Data



LEGEND	
—	SITE BOUNDARY
1:12	EXISTING GRADIENT AND DIRECTION
+59.619	EXISTING GROUND LEVEL FROM LIDAR DATA
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR



GENERAL NOTES

- DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
- FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
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- THIS DRAWING HAS BEEN PREPARED USING THE PROPOSED SITE LAYOUT FROM HINGHAM TOWN COUNCIL DRAWING DOC 1.1

SCALE 1:1000
0 10 20 30 40 50m
DIMENSIONS IN METRES

P01 ISSUED FOR INFORMATION		RB	AC	22.11.24
REV	DESCRIPTION	BY	CHK / APP	DATE
CLIENT				

Hingham Town Council

PROJECT
PROPOSED COMMUNITY HUB
LAND OFF ATTLEBOROUGH ROAD
HINGHAM, NORFOLK

DRAWING TITLE
EXISTING LIDAR DATA
WITH EXISTIG LEVELS

PINNACLE
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TELEPHONE: 01603 327 170

WELWYN GARDEN CITY ■ LONDON ■ DUBLIN ■ THE HAGUE ■ FRANKFURT

DRAWING STATUS

INFORMATION

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