FW: Flooding/Surface Water Considerations: PO 20 2085

Inbox



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| |  | | --- | | **Jayne Owen <Jayne.Owen@north-norfolk.gov.uk>** | | Jan 19, 2021, 3:04 PM (6 days ago) |  |  |
| |  | | --- | | to me, Rebecca | | | |

F.A.O. Caroline Purdy

Dear Caroline

As discussed when I spoke to you earlier today, your email of the 12 January 2021 was passed to me today to respond to.    I would offer the following advice with regard to the queries raised.

The application is for outline planning permission with all matters reserved.   The Council are therefore only considering whether the development is acceptable in principle in this location.  In this regard, for information, the application site lies outside of the settlement limit for Tunstead within an area of designated countryside.

With regard to drainage/flood risk matters, I can only comment on matters relating directly to this application for which I am the case officer.  Any wider concerns should be addressed to the Head of Planning or other relevant organisations if appropriate.

The site is located in Flood Zone 1 and at low risk from surface water flooding based on the information the Council holds.

Policy EN 10 Development and Flood Risk of the North Norfolk Core Strategy deals with flood risk and drainage matters.  Policy EN 10 states that most new development should be located in Flood Zone 1 (New development in Flood Risk Zones 2 and 3a are restricted)

The application site is within Flood Zone 1 and is below the size threshold where a site specific Flood Risk Assessment would be required.

Appropriate surface water drainage arrangements for dealing with surface water run-off from all new development proposals is required.  The use of sustainable drainage systems will be the preference unless, following an adequate assessment, soil conditions and/or engineering feasibility dictate otherwise.   The submitted application form advises that foul drainage would be by way of a package treatment plant and surface water would be by way of soakaways which is considered acceptable.

Applicants are only required to ensure that surface water arising from the development itself will be appropriately addressed and from the information provided this can be appropriately achieved if planning permission were to be granted without affecting or exacerbating existing problems in the area.   Any new development permitted would also have to meet the relevant Building Regulations with respect to drainage matters.

Existing flooding issues in the area, filling in drainage ditches etc, are not matters for the District Council but should be brought to the attention of the relevant organisations, Anglian Water or the Environment Agency may be able to offer advice in this respect or you could try contacting Norfolk County Council who are the Lead Local Flood Authority with responsibilities in this area or Norfolk County Council Highways Authority, who may also be able to assist with existing problems relating to surface water on the highway.

I hope this is of assistance to you, please do not hesitate to contact me again if I can be of any further help.

Kind regards

**Jayne Owen**  
Senior Planning Officer  
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 The existing software used by North Norfolk District Council for the processing of all planning applications (including tree works and pre-application advice requests), building control applications, enforcement investigations, land charges searches and street naming and numbering applications is being upgraded. Our website will summarise the process, provides answers to frequently asked questions and gives a live position on our progress.  This can be reached at <https://www.north-norfolk.gov.uk/planningserviceupdate2020>