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Your Ref: 2018/0980
Date: 31 July 2018

My Ref: FWP/18/7/6791
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Dear Rebecca

Town and County Planning (Development Management Procedure) (England) Order 2015

Outline application: Land West Of Norwich Road Dickleburgh Norfolk. Demolition of an existing dwelling and the erection of a mixed use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people. A small scale community facility. A unit for commercial/community use. Public open space and enhanced areas of woodland.

Thank you for your consultation on the above site, received on 6 July 2018. We have reviewed the application as submitted and wish to make the following comments.

We previously objected to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy / supporting information relating to:

- The FRA has not provided sufficient justification for not following the SuDS hierarchy to assess the suitability of discharging collected surface water to ground via infiltration.
- Evidence of the connection of the proposed discharge location to a wider watercourse network.

We stated that we would consider reviewing this objection if the following issues are adequately addressed.

- Infiltration testing in accordance with BRE Digest 365 at the depths and locations of proposed SuDS features have not been included in the drainage strategy to demonstrate that appropriate infiltration rates have been utilised
- Evidence of a connection to a wider watercourse network and confirmation that any increase in flows can be accommodated without increasing the flood risk, including the provision that the ditches will be maintained for the lifetime of the development.

The applicant has now submitted additional soils testing, in order to demonstrate that the site is unlikely to be suitable for infiltration, and a plan of the wider watercourse with photographs to demonstrate that the network is fit for purpose and can convey flows without increasing a flood risk elsewhere.

We therefore remove our objection to this application **subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Rossi Long, Flood risk assessment and Surface water Drainage Strategy ref: 151492, March 2018), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Detailed ground investigation should be undertaken including infiltration testing in accordance with BRE Digest 365 along the length of the proposed soakaways / infiltration basins. This should also be undertaken to establish the depth of the groundwater level, which should be a minimum of 1.2m below any infiltration structure.
- II. If infiltration is not possible, provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- V. Provision of detailed flood and drainage design drawings for the proposed drainage system, showing all dimensions and locations of the SuDS features
- VI. Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period need to be provided. Floor levels associated with the

drainage system should not be less than 300mm below the finished ground floor levels.

- VII. A maintenance and management plan detailing the activities to maintain all the surface water drainage features for the lifetime of the development

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 163 and 165 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

Further guidance on the information required by the LLFA from applicants can be found at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>.

Yours faithfully

Lucy

Lucy Perry
Flood Risk Officer
Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue

