

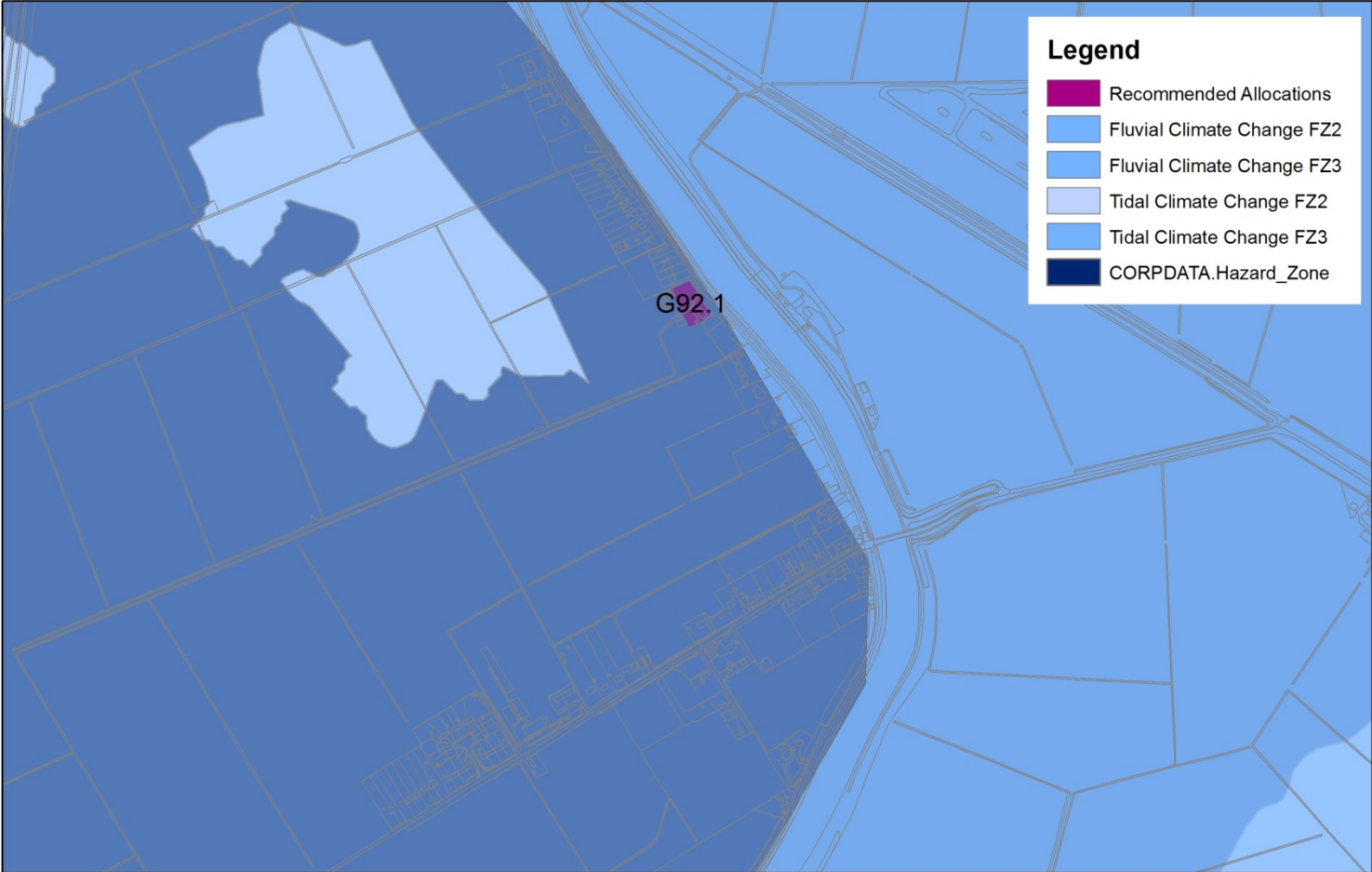
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0 165 330 660 990 1,320
Meters

Marshland Saint James / Saint John's Fen End / Tilney Fen End

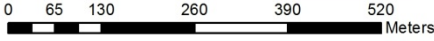
G92.1 Ten Mile Bank – Land off Church Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>Flood Zone 3 & Hazard Zone</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'xx' The site performs poorly on 'flood risk' (flood zone 3) although this factor constrains the whole settlement.</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission



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Ten Mile Bank



G93.1 Terrington St. Clement – Land at Church Bank, Chapel Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
Partial Flood Zone 2	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'+/x' Also in comparison to other parts of site 539, the site is in a lesser degree of flood risk (partly in flood zone 2 and partly in flood zone 1).</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures)

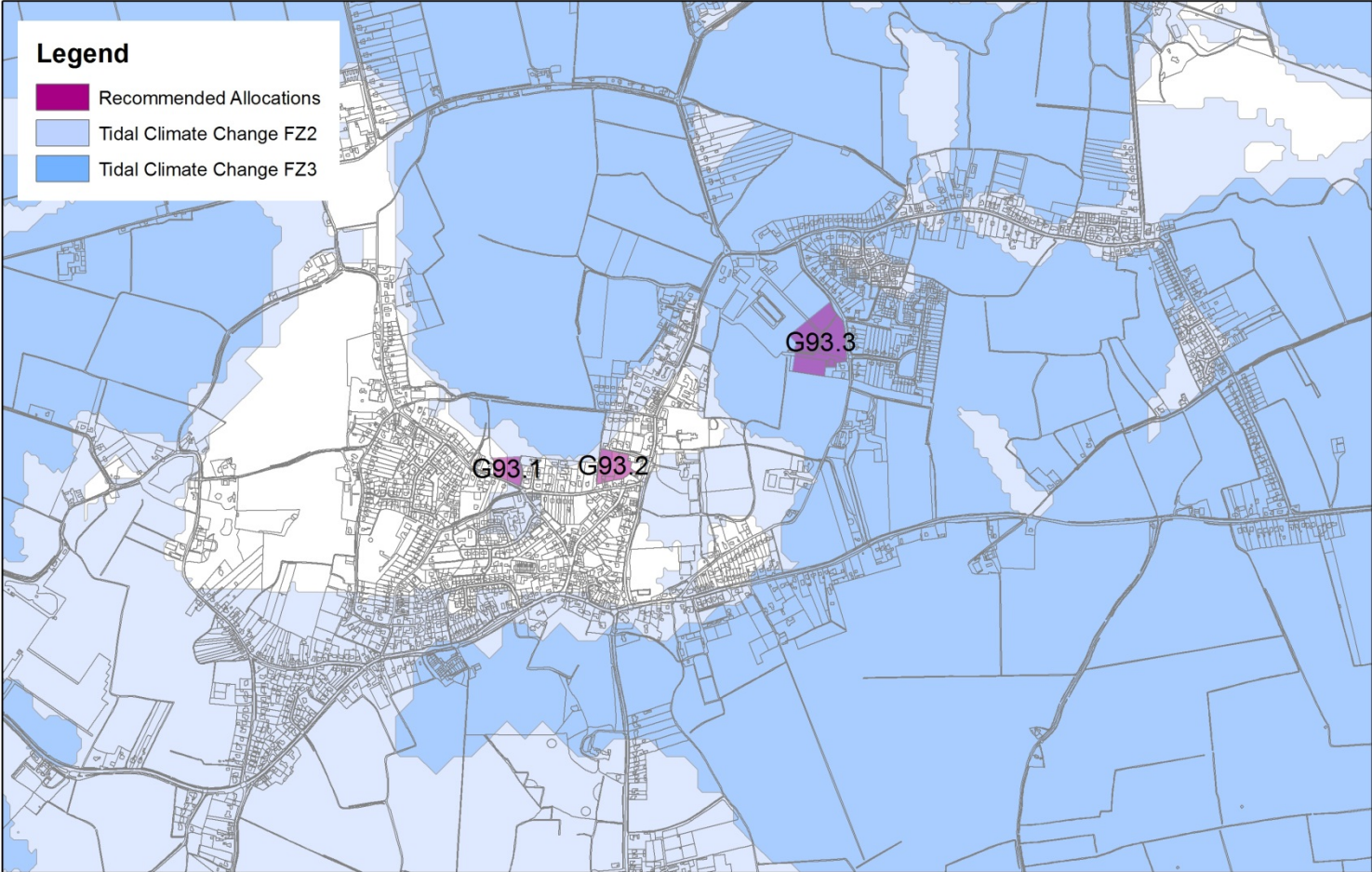
G93.2 Terrington St. Clement – Land adjacent King William Close

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
Partial Flood Zone 2	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'+/x' The site is mostly in a low flood risk area (FZ1) with a very small section on the north-west corner subject to medium flood risk (FZ2).</p>	<ul style="list-style-type: none"> Proposed minor modification: Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
			suggest appropriate mitigation (flood resiliency measures)

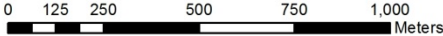
G93.3 Terrington St. Clement - Land West of Benn's Lane

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
Partial Flood Zone 2	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'xx' The site is subject to high flood risk (FZ3).</p> <p>Site G93.3 falls within FZ3 (high flood risk area). However based on the benefits of the site, the constraints associated with the other site options that are in a lower degree of flood risk, and the need for growth in the settlement, it is considered that on balance the benefits of allocating the site outweighs this constraint. However, development is subject to the appropriate flood mitigation measures as set out in the flood risk policy.</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures)



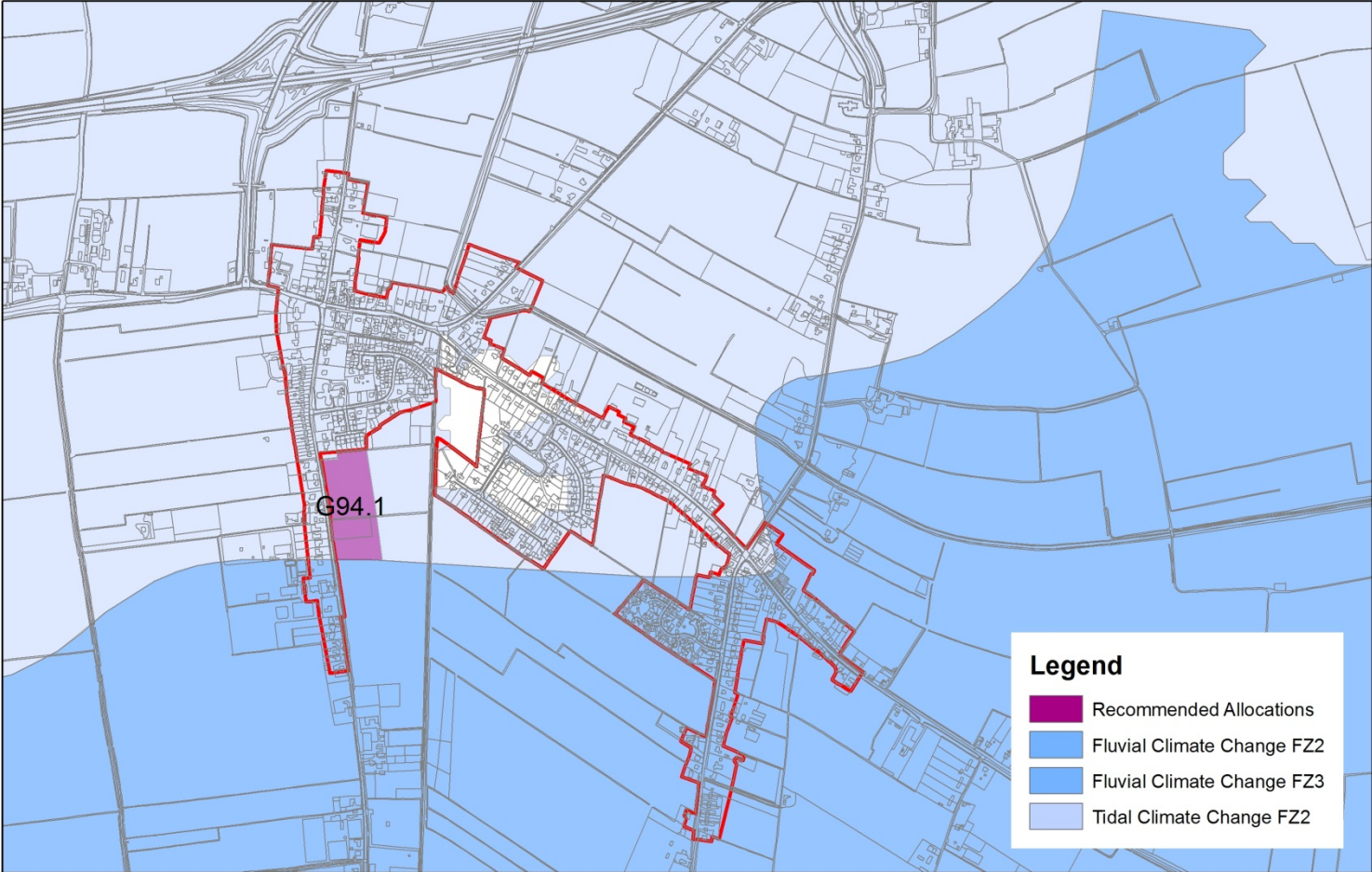
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Terrington St. Clement



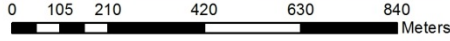
G94.1 Terrington St John, St John's Highway and Tilney St Lawrence – Land east of School Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
Flood Zone 2	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> • We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'x' The site is within flood zone 2 (medium flood risk)</p>	<ul style="list-style-type: none"> • Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) • Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission



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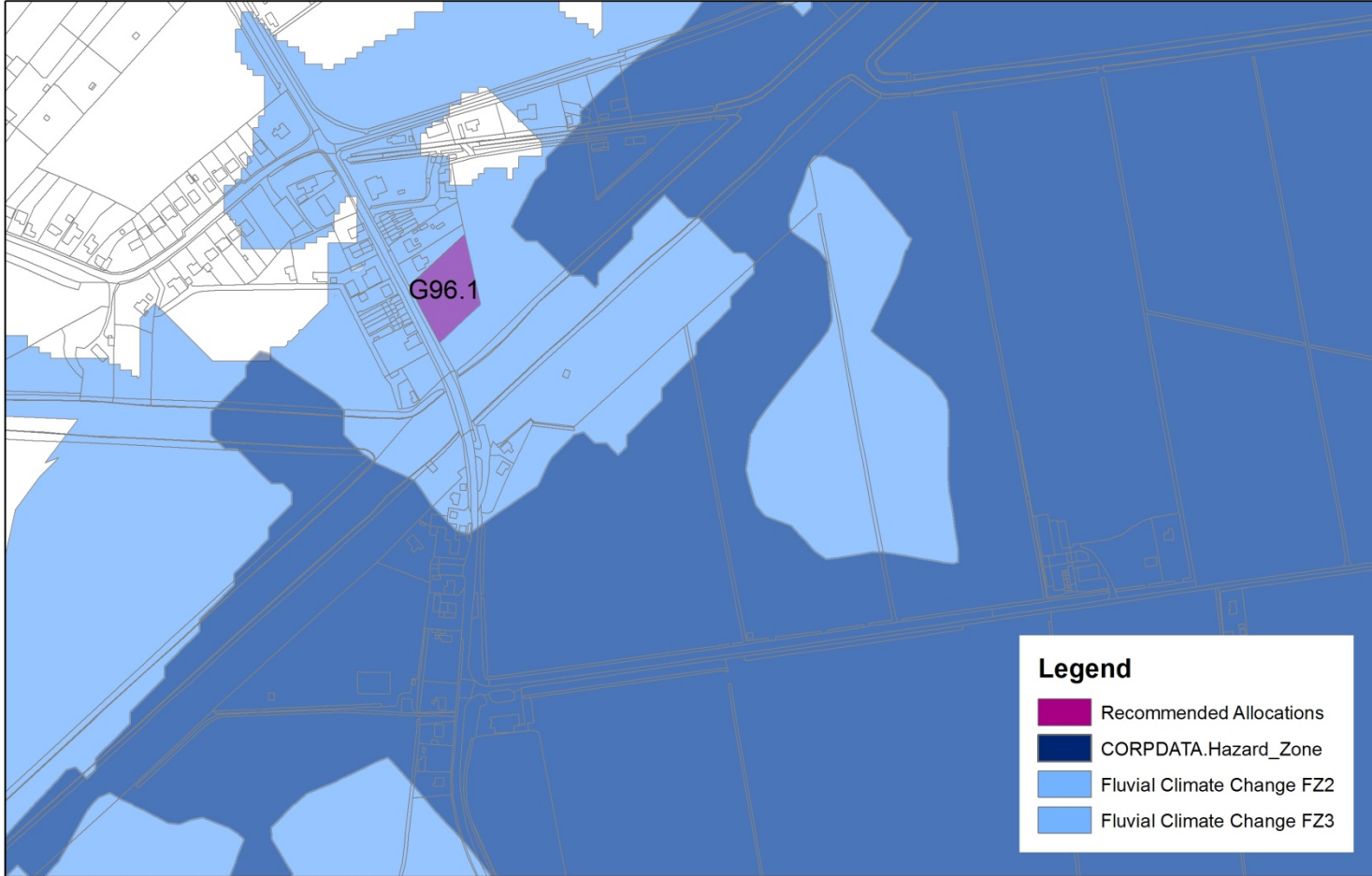
Terrington St John, St John's Highway and Tilney St Lawrence



G96.1 Three Holes – Land adjacent to ‘The Bungalow’, Main Road

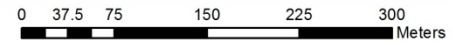
Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council’s Approach in the proposed SADMP policy	Agent Comments
<p>Flood Zone 3</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners :</p> <ul style="list-style-type: none"> Consider that five dwellings meeting current standards and the Board’s requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>‘xx’ The site performs poorly in relation to the indicator ‘flood risk’ however this is the same for all of growth site options.</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission 	<ul style="list-style-type: none"> Agent is aware that recent developments within the area of similar soil types have been developed successfully and viably without particular issue. The agent concludes, that having taken note of the MLC comments, they are satisfied that there are no drainage implications of the development which cannot be satisfactorily addressed. Further to this the agent (Appendix 1) has consulted with water and drainage engineers who detail an anticipated method of drainage. With discharge being restricted to greenfield runoff rate and due to the low density of the development that space is available to accommodate the drainage system.

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agent Comments
			<ul style="list-style-type: none"> The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application 	



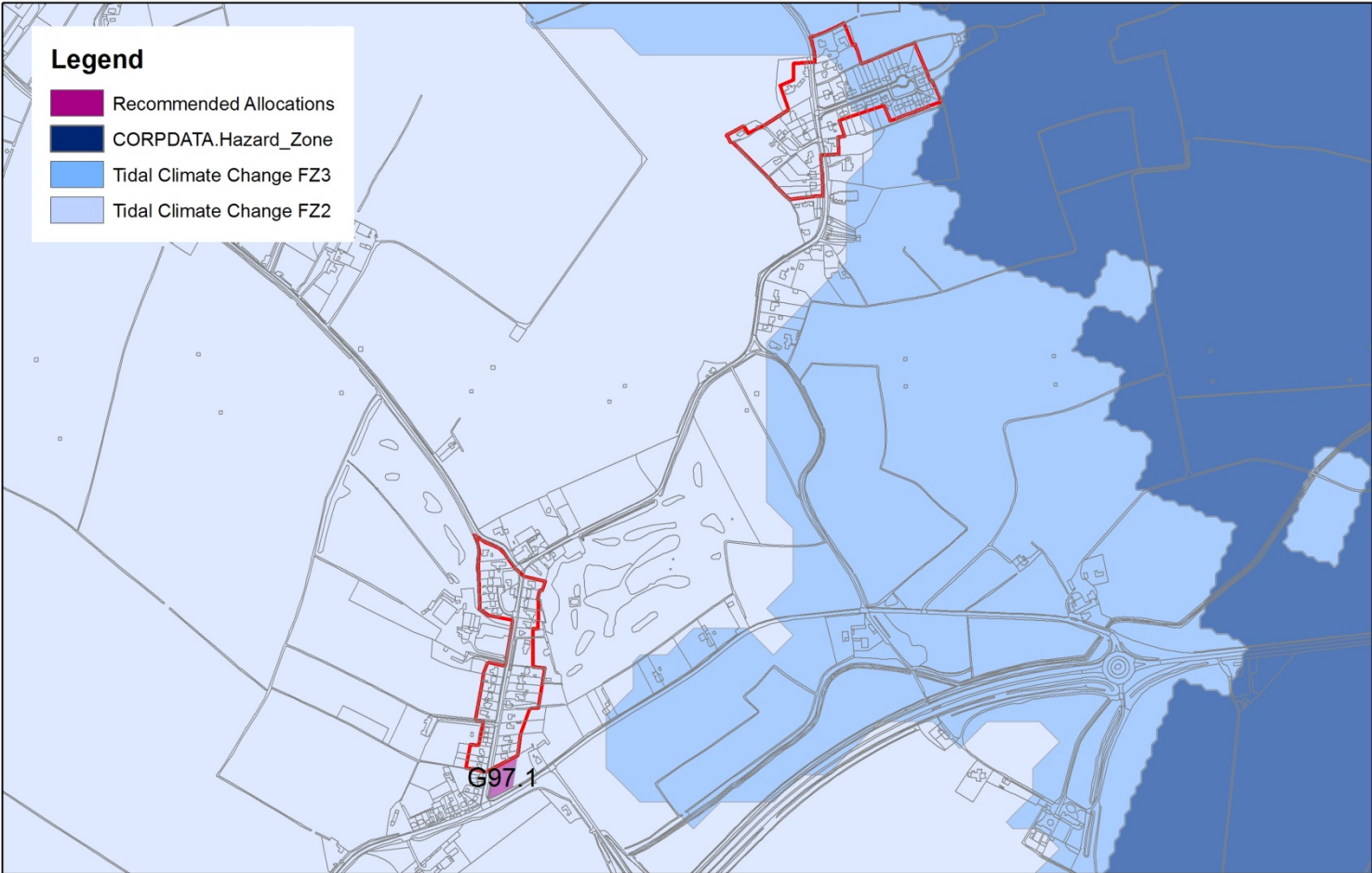
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Three Holes



G97.1 Tilney All Saints – Land between School Road and Lynn Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Mrs Stella Kaye (ID: 877483) , Tilney All Saints Parish Council:</p> <ul style="list-style-type: none"> Raises concerns regarding drainage issues 	<p>'x' The site is in a medium flood risk area (flood zone 2).</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission

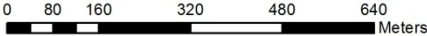


Legend

- Recommended Allocations
- CORPDATA.Hazard_Zone
- Tidal Climate Change FZ3
- Tidal Climate Change FZ2

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Tilney All Saints



G104.1 Upwell – Land north / west of Townley Close

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
<p>Flood Zone 1</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that fifteen dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>'+' Despite sites being located within Flood Zone 1 (low risk) there were concerns raised regarding the drainage and flood risk. The Environment Agency submitted further information regarding the level and scale of flood risk within both settlements and supported the overall approach taken by the Council with regards to the sequential assessment of sites.</p>	<ul style="list-style-type: none"> Allocation is proposed for a reduction in dwelling numbers from 15 to 5 in order to reflect the local settlement pattern. The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	<ul style="list-style-type: none"> Agent states (Appendix 2) that in their experience soakaways work perfectly well in this area, and that percolation tests will be carried out to determine type and size.

G104.2 Upwell – Land south / east of Townley Close

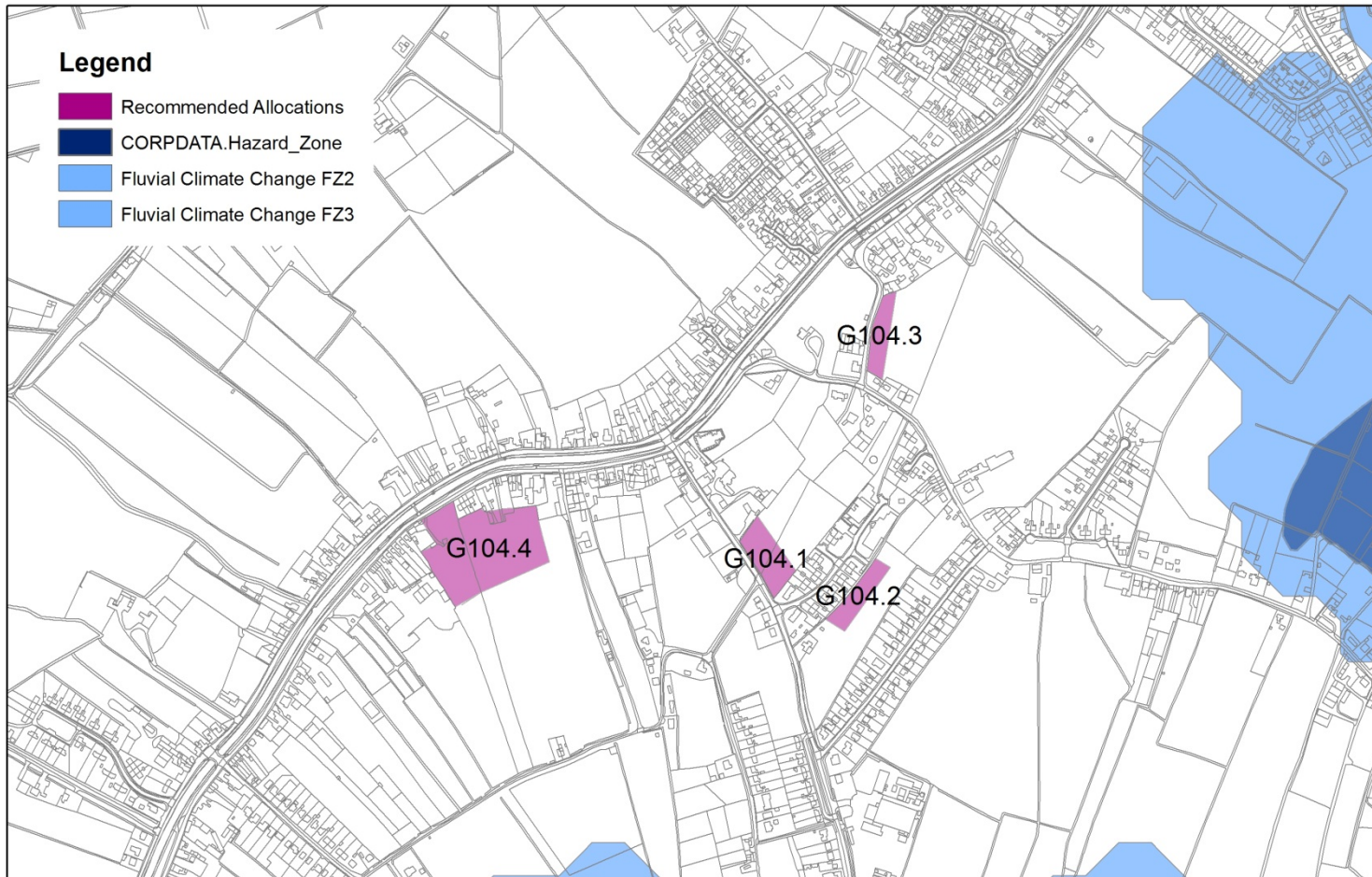
Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
Flood Zone 1	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that five dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>'+' Despite sites being located within Flood Zone 1 (low risk) there were concerns raised regarding the drainage and flood risk. The Environment Agency submitted further information regarding the level and scale of flood risk within both settlements and supported the overall approach taken by the Council with regards to the sequential assessment of sites.</p>	<ul style="list-style-type: none"> The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	<ul style="list-style-type: none"> Land owner response (Appendix 3).

G104.3 Upwell – Land south / east of Townley Close

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
Flood Zone 1	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that five dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>'+' Despite sites being located within Flood Zone 1 (low risk) there were concerns raised regarding the drainage and flood risk. The Environment Agency submitted further information regarding the level and scale of flood risk within both settlements and supported the overall approach taken by the Council with regards to the sequential assessment of sites.</p>	<ul style="list-style-type: none"> The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	<ul style="list-style-type: none"> Land owner response (Appendix 4).

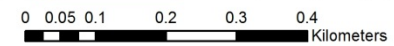
G104.4 Upwell – Land off St Peter’s Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council’s Approach in the proposed SADMP policy	Agents / Land owner response
Flood Zone 1	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that fifteen dwellings meeting current standards and the Board’s requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>‘+’ Despite sites being located within Flood Zone 1 (low risk) there were concerns raised regarding the drainage and flood risk. The Environment Agency submitted further information regarding the level and scale of flood risk within both settlements and supported the overall approach taken by the Council with regards to the sequential assessment of sites.</p>	<ul style="list-style-type: none"> Provision of a drainage strategy to address surface water run-off and requirements set down by the statutory consultees to reduce flood risk. The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	<ul style="list-style-type: none"> Detailed response from Agent (Appendix 2) states that the development is possible.



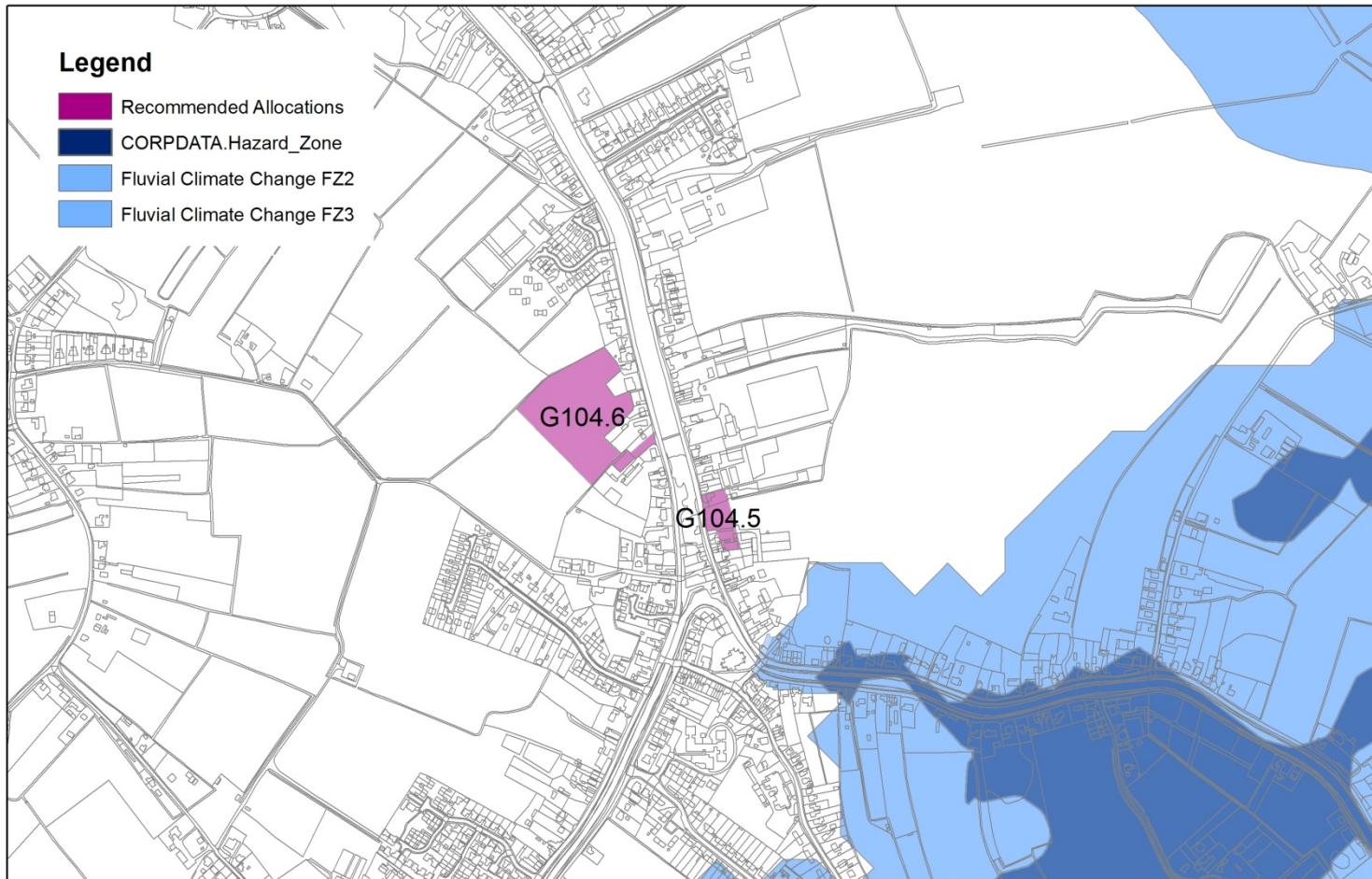
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Upwell



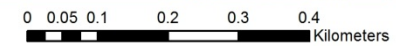
G104.6 Outwell – Land Surrounding Isle Bridge

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council’s Approach in the proposed SADMP policy	Agents / Land owner response
Flood Zone 1	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider this site and the number of dwellings proposed constrained from water level/flood risk management perspective, It is considered that 35 dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>‘+’ Despite sites being located within Flood Zone 1 (low risk) there were concerns raised regarding the drainage and flood risk. The Environment Agency submitted further information regarding the level and scale of flood risk within both settlements and supported the overall approach taken by the Council with regards to the sequential assessment of sites.</p>	<ul style="list-style-type: none"> The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	<ul style="list-style-type: none"> Response from Agent (Appendix 5) states that the development is possible.



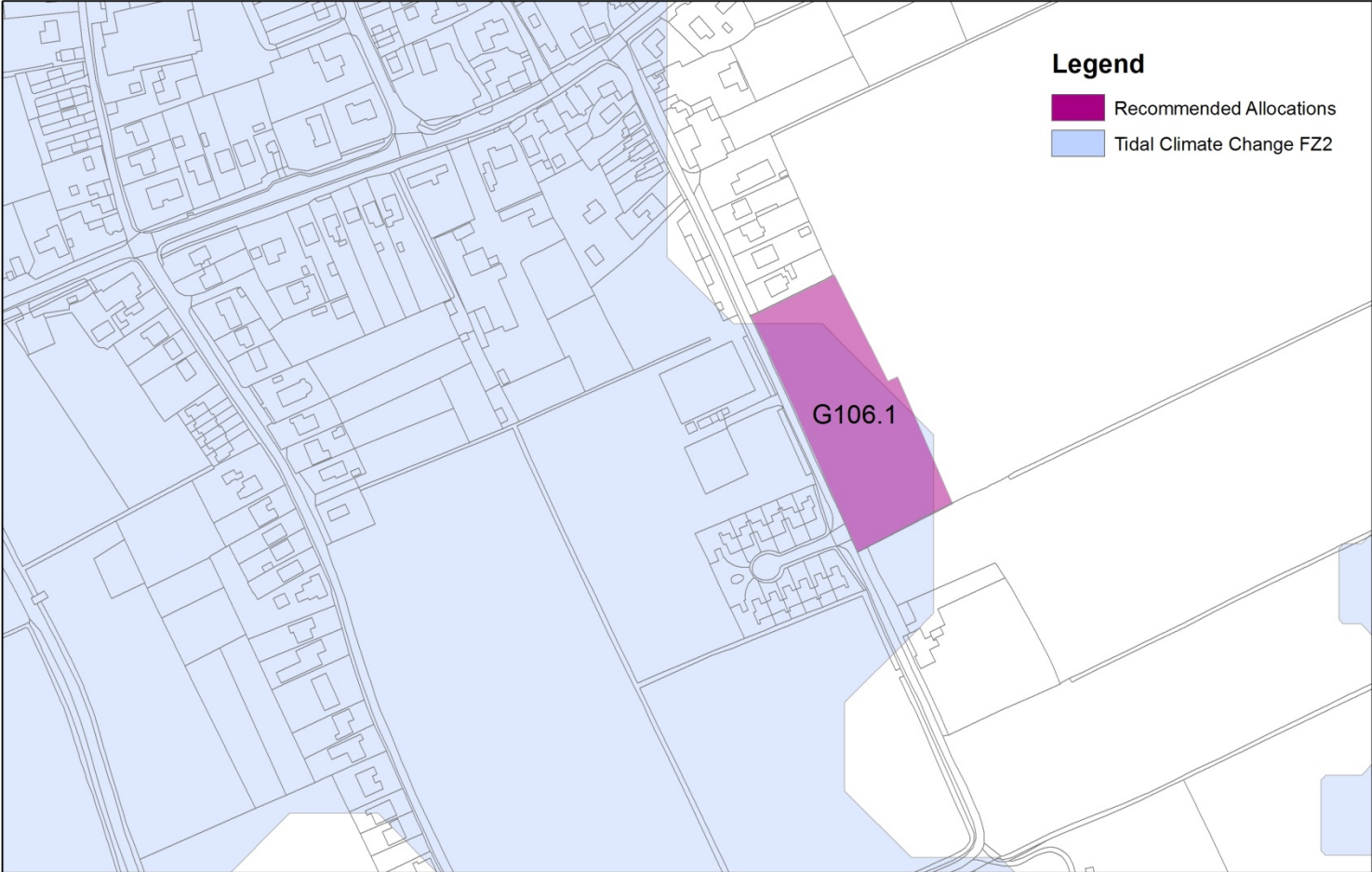
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Outwell



G106.1 Walpole Highway – Land East of Hall Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). 	<p>'+/' a large portion of the site is constrained by medium flood risk (flood zone 2).</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SUDS) should be included with the submission



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G106.1

0 20 40 80 120 160
Meters

G113.1 Welney - Former Three Tuns / Village Hall

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
<p>Flood Zone 3 & Partial Hazard Zone</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk). <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that 7 dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>'xx' The site is in flood zone 3 and a hazard zone flooding.</p> <p>All sites perform poorly in terms of flood risk.</p> <p>Potential negative impacts arising from drainage constraints could be addressed by good design.</p> <p>Middle Level Commissioners have expressed concerns relating to surface water drainage, the capacity of the receiving networks and ground conditions.</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures) The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would 	<ul style="list-style-type: none"> Response from Agent (Appendix 5) states that the development is possible.

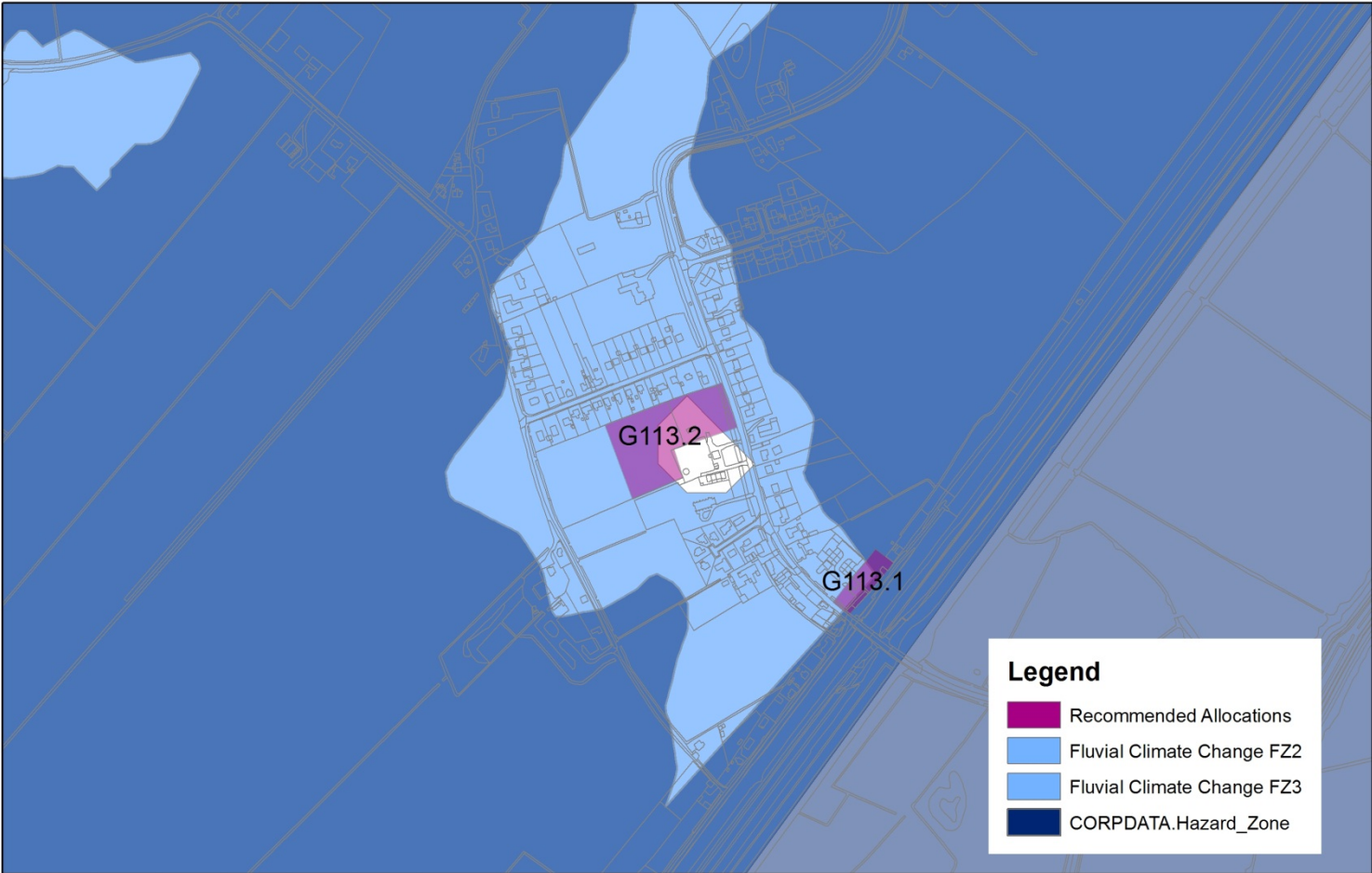
Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
			<p>inform a detailed planning application</p> <ul style="list-style-type: none"> Having liaised with Development Control regarding the Middle Level Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality 	

G113.2 Welney - Land off Back Drove

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
Partial Flood Zone 3	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> We have reviewed the draft allocations set out within Section G and have no objection. We consider 	<p>'xx' Parts of the site are subject to high flood risk (FZ3) including the site access.</p> <p>Development is subject</p>	<ul style="list-style-type: none"> Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how 	<ul style="list-style-type: none"> Response from Agent (Appendix 5) states that the development is possible.

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
	<p>that flood risk to these sites can be adequately addressed at full planning stage by the application of draft policy DM21 (Sites in Areas of Flood Risk).</p> <p>Graham Moore (ID: 138584) , Middle Level Commissioners:</p> <ul style="list-style-type: none"> Consider that 13 dwellings meeting current standards and the Board's requirements without increasing flood risk may be non-technically viable or deliverable at this location. 	<p>to the appropriate flood mitigation measures.</p> <p>Potential negative impacts arising from drainage constraints could be addressed by good design.</p> <p>Middle Level Commissioners have expressed concerns relating to surface water drainage, the capacity of the receiving networks and ground conditions.</p>	<p>surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures)</p> <ul style="list-style-type: none"> The detail of the scheme can be developed in consultation with Norfolk County Council, as the Lead Local Flood Authority, and the Middle Level Commissioners at the design process stage that would inform a detailed planning application Having liaised with Development Control regarding the Middle Level 	

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Agents / Land owner response
			Commissioners comments they are confident there is a design solution. This has been and is current practice with planning applications within this locality	



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