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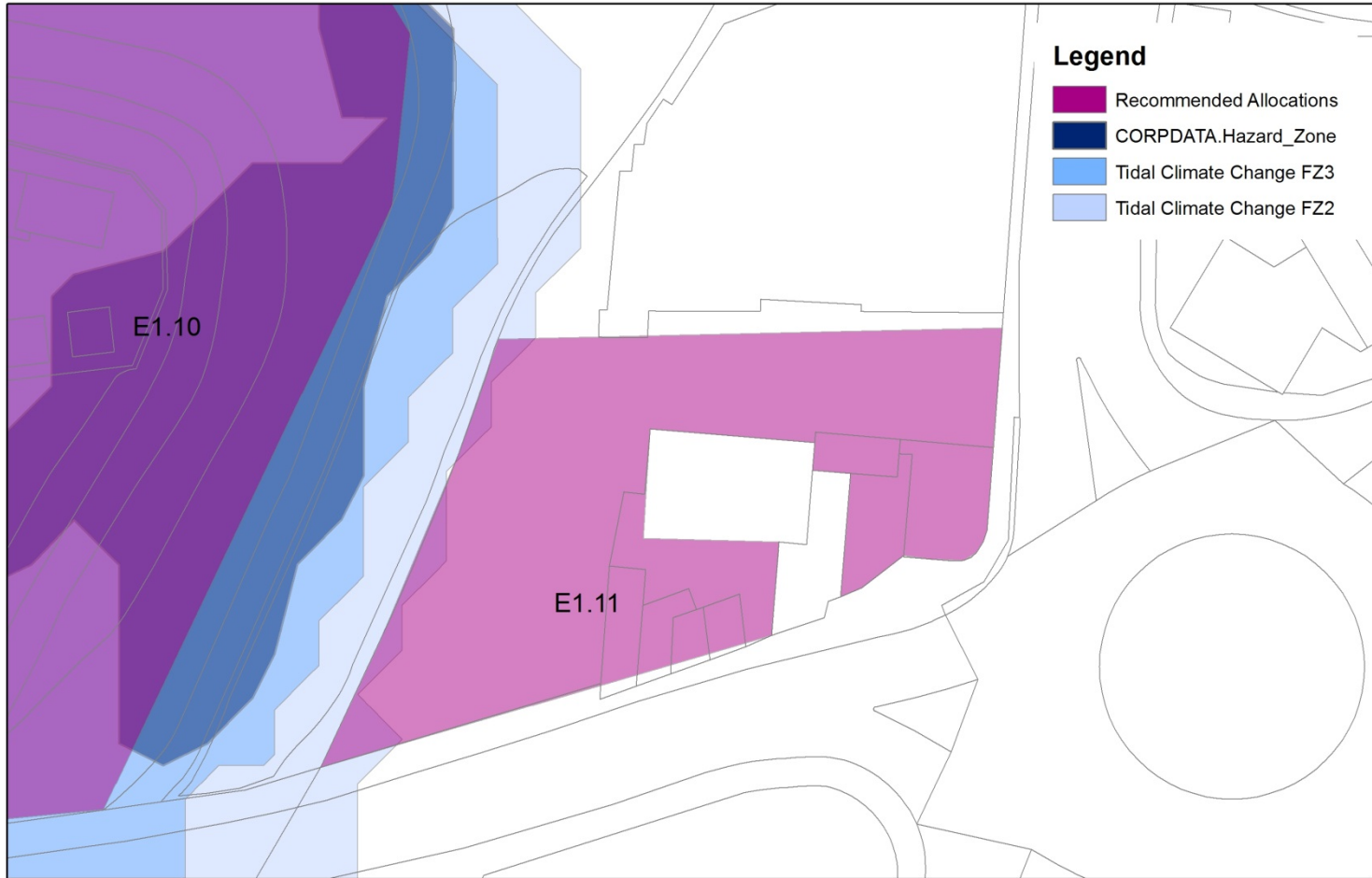
E1.10

0 12.5 25 50 75 100
 Meters

E1.11 King's Lynn – Southgates

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Potential Flood Resilience Measures
<p>E1.11 King's Lynn – Southgates</p> <p>Partial Tidal Climate Change Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> • No objection, wish to make the following comments; • Our Tidal Hazard Mapping for the River Great Ouse illustrates in the flood risk to the site in the event of an overtopping and breach of the defences in a 1 in 200 year event, both now and in the future (taking into account the impacts of climate change up to the year 2115). The site is located in an area where the mapping identifies inundation to depths of up to 1m in such an event, over the developments lifetime. It is essential that this information is included within the site specific Flood Risk Assessment and used to inform the design of the proposed development and any mitigation measures. • We have worked with your Authority to produce design guidance for new dwellings located in the area covered by our Tidal Hazard Mapping which can be viewed on your Authority's Website and strongly recommend that any new dwellings are 	<p>'+/x' This site scores both positively and negatively with regard to 'flood risk' as the majority of the site it is located within Flood Zone 1 and a small portion of towards the western boundary is within an area classed as Flood Zone 2. It is considered that this risk could be mitigated through appropriate measures.</p>	<ul style="list-style-type: none"> • Submission of a Site Specific Flood Risk Assessment • Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. 	<ul style="list-style-type: none"> • We will usually expect (dependent on the flood risk to the site identified by the site specific FRA) the incorporation of some or all of the following flood resiliency measures: <ul style="list-style-type: none"> ○ Finished floor level raising ○ Dam boards ○ Other resiliency measures such as raising of electrical sockets/switches ○ No ground floor sleeping accommodation ○ Safe refuge is provided • Flood emergency response and evacuation procedures

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Potential Flood Resilience Measures
	<p>designed in accordance with this guidance.</p> <ul style="list-style-type: none"> Given the high flood risk at this location flood emergency response and evacuation procedures will also need to be addressed as part of any subsequent planning application. 			



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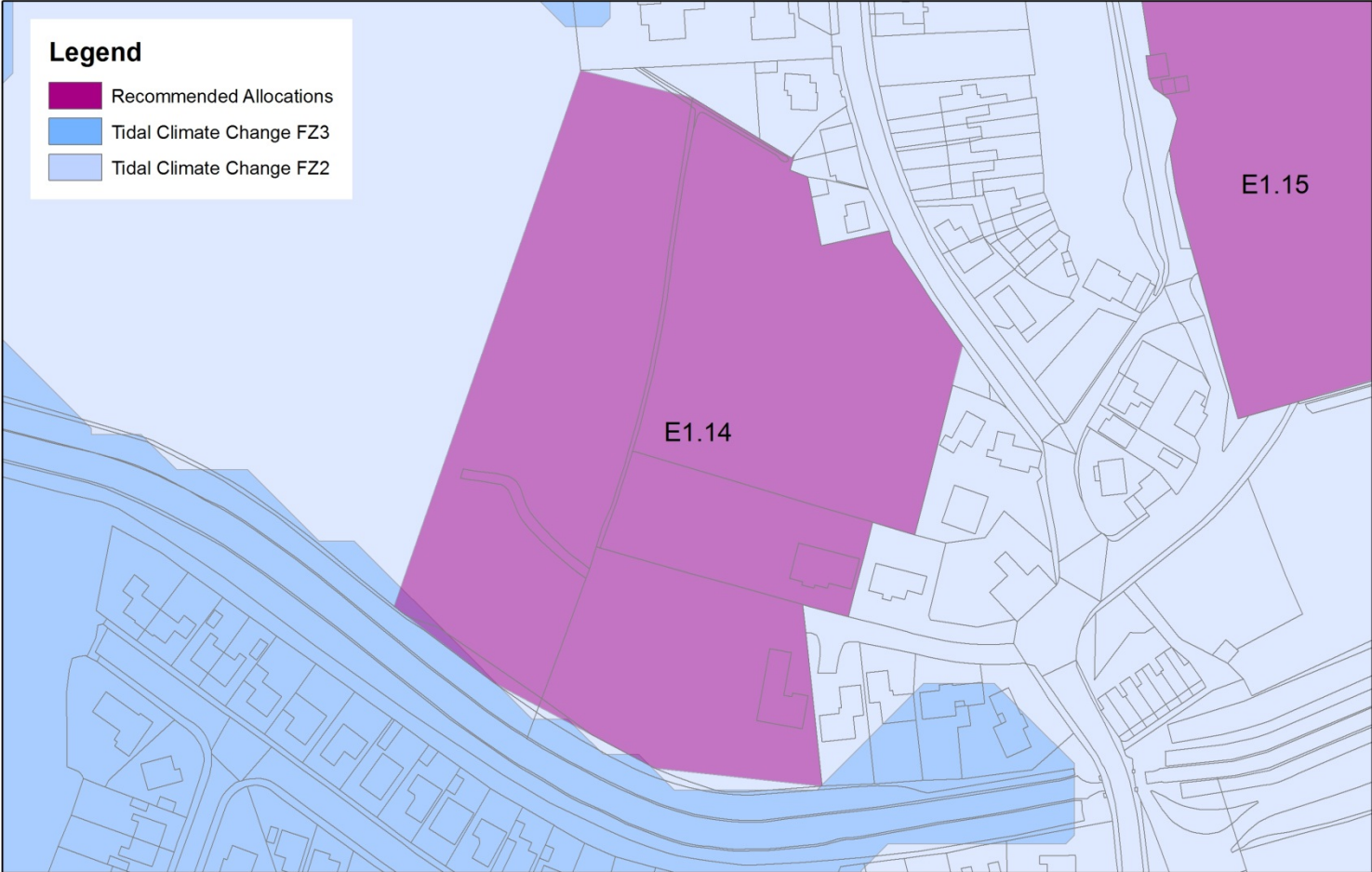
E1.11

0 4.25 8.5 17 25.5 34
Meters

E1.14 West Lynn – West of St Peter’s Road

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council’s Approach in the proposed SADMP policy	Potential Flood Resilience Measures
<p>E1.14 West Lynn – West of St Peter’s Road</p> <p>Tidal Climate Change Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> • No objection, wish to make the following comments; • Our Tidal Hazard Mapping for the River Great Ouse illustrates in the flood risk to the site in the event of an overtopping and breach of the defences in a 1 in 200 year event, both now and in the future (taking into account the impacts of climate change up to the year 2115). The site is located in an area where the mapping identifies inundation to depths of up to 1m in such an event, over the developments lifetime. It is essential that this information is included within the site specific Flood Risk Assessment and used to inform the design of the proposed development and any mitigation measures. • We have worked with your Authority to produce design guidance for new dwellings located in the area covered by our Tidal Hazard Mapping which can be viewed on your Authority’s Website and strongly recommend that any new dwellings are 	<p>‘X’ The site performs poorly in relation to indicator ‘flood risk’ as it is located within flood zone 2; however this is at a lower risk than the other growth options in the settlement.</p>	<ul style="list-style-type: none"> • Proposed minor modification: Submission of a Site Specific Flood Risk Assessment • Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. 	<ul style="list-style-type: none"> • We will usually expect (dependent on the flood risk to the site identified by the site specific FRA) the incorporation of some or all of the following flood resiliency measures: <ul style="list-style-type: none"> ○ Finished floor level raising ○ Dam boards ○ Other resiliency measures such as raising of electrical sockets/switches ○ No ground floor sleeping accommodation ○ Safe refuge is provided • Flood emergency response and evacuation procedures

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Potential Flood Resilience Measures
	<p>designed in accordance with this guidance.</p> <ul style="list-style-type: none"> Given the high flood risk at this location flood emergency response and evacuation procedures will also need to be addressed as part of any subsequent planning application. 			



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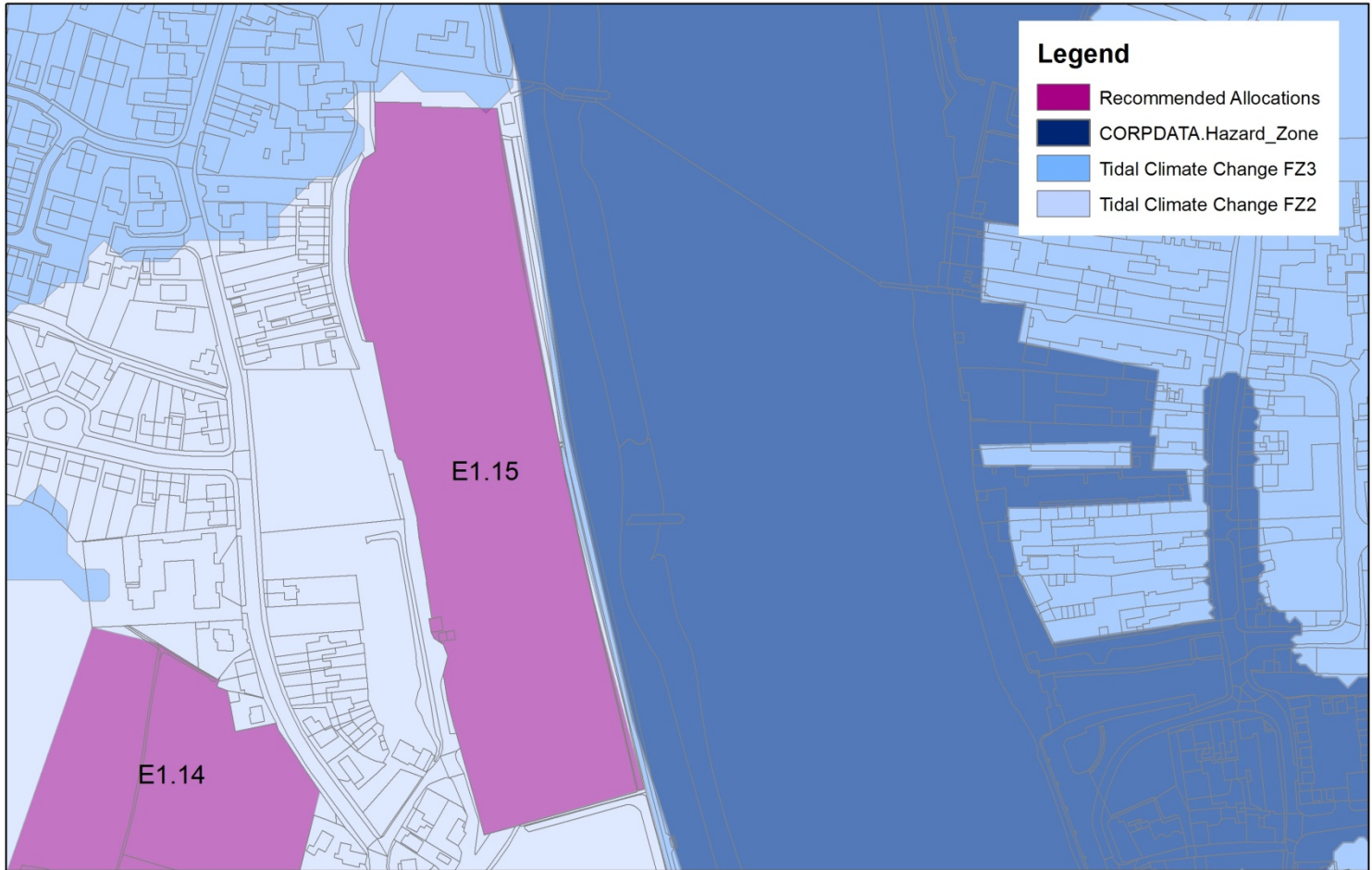
E1.14

0 10 20 40 60 80 Meters

E1.15 West Lynn – Land at Bankside

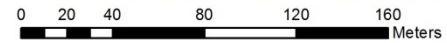
Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Potential Flood Resilience Measures
<p>E1.15 West Lynn – Land at Bankside</p> <p>Tidal Climate Change Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> • No objection, wish to make the following comments; • Our Tidal Hazard Mapping for the River Great Ouse illustrates in the flood risk to the site in the event of an overtopping and breach of the defences in a 1 in 200 year event, both now and in the future (taking into account the impacts of climate change up to the year 2115). The site is located in an area where the mapping identifies inundation to depths of up to 2m in such an event, over the developments lifetime. It is essential that this information is included within the site specific Flood Risk Assessment and used to inform the design of the proposed development and any mitigation measures. • We have worked with your Authority to produce design guidance for new dwellings located in the area covered by our Tidal Hazard Mapping which can be viewed on your Authority's Website and strongly recommend that any new dwellings are 	<p>'x' The site performs poorly in relation to indicator 'flood risk' as it is located within flood zone 2; however this is at a lower risk than the other growth options in the settlement.</p>	<ul style="list-style-type: none"> • Submission of a Site Specific Flood Risk Assessment • Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission. 	<ul style="list-style-type: none"> • For sites predicted to flood to 1 - 2m the site specific FRA (in combination with detailed topographical information) will need to identify the precise flood risk to the site and the necessary resiliency measures, these should include some or all of the following flood resiliency measures: <ul style="list-style-type: none"> ○ Finished floor level raising ○ Dam boards ○ Other resiliency measures such as raising of electrical sockets/switches ○ No ground floor sleeping accommodation ○ Safe refuge is provided ○ Or no habitable ground floor accommodation • Flood emergency response and evacuation procedures

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy	Potential Flood Resilience Measures
	<p>designed in accordance with this guidance.</p> <ul style="list-style-type: none"> Given the high flood risk at this location flood emergency response and evacuation procedures will also need to be addressed as part of any subsequent planning application. 			



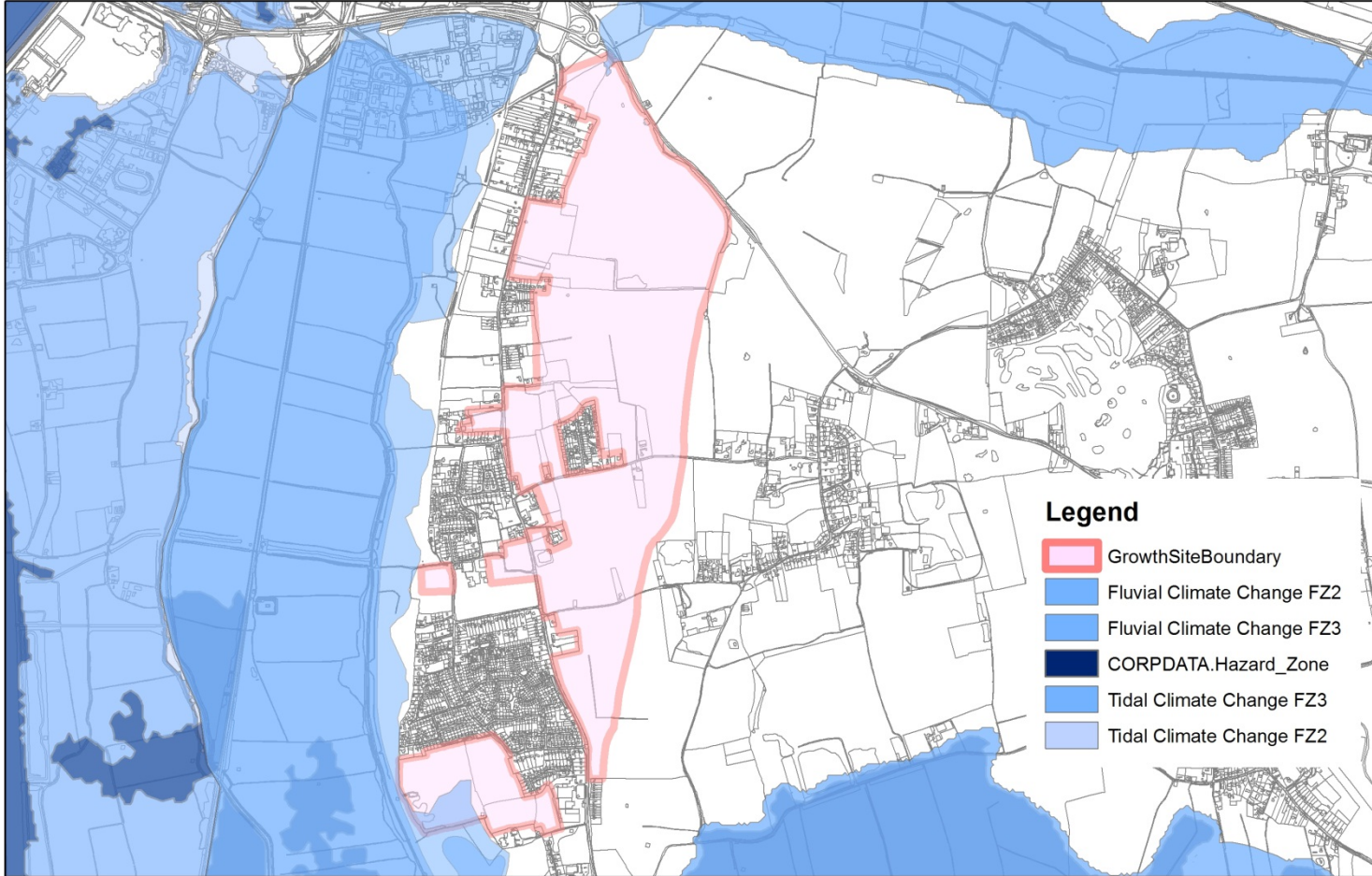
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E1.15



E2.1 – West Winch Growth Area Strategic Policy

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>E2.1West Winch Growth Area Strategic Policy</p> <p>Site 984, 1034</p> <p>Partial Fluvial Climate Change Flood Zone 2</p>	<p>Mrs Rachel Curtis (ID: 503066) , North Runcton Parish Council:</p> <ul style="list-style-type: none"> SUDS: The IDB in conjunction with BCKLWN and the Parish Councils have produced a strategy for surface water management North Runcton & West Winch Surface Water Management Strategy (April 2014). 	<p>‘+’ The site is not constrained by flood risk.</p> <p>‘+’ The majority of the site is in SFRA fluvial flood zone 1(climate change scenario), but a minor portion in the south western part of the site is within zone 2. As this higher flood risk area can accommodate the allotments and/or public open space proposed, rather than housing, an overall positive score is given under this heading</p>	<p>Incorporation of Sustainable Drainage Systems to address surface water run-off, flood risk, biodiversity and the avoidance of ground water pollution.</p> <p>Sustainable urban drainage systems</p> <p>The development should incorporate SUDS to reduce any increase in surface water drainage. Public and private areas of hard-standing should be permeable wherever possible. SUDS may be combined with a system to help regulate water flows from roofs to the drainage system and grey water recycling. Instillation of green roofs, where soil and plant material are attached to create a living surface, can also reduce water run-off as well as providing insulation and creating habitat for wildlife.</p>

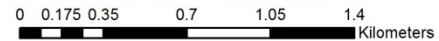


Legend

- GrowthSiteBoundary
- Fluvial Climate Change FZ2
- Fluvial Climate Change FZ3
- CORPDATA.Hazard_Zone
- Tidal Climate Change FZ3
- Tidal Climate Change FZ2

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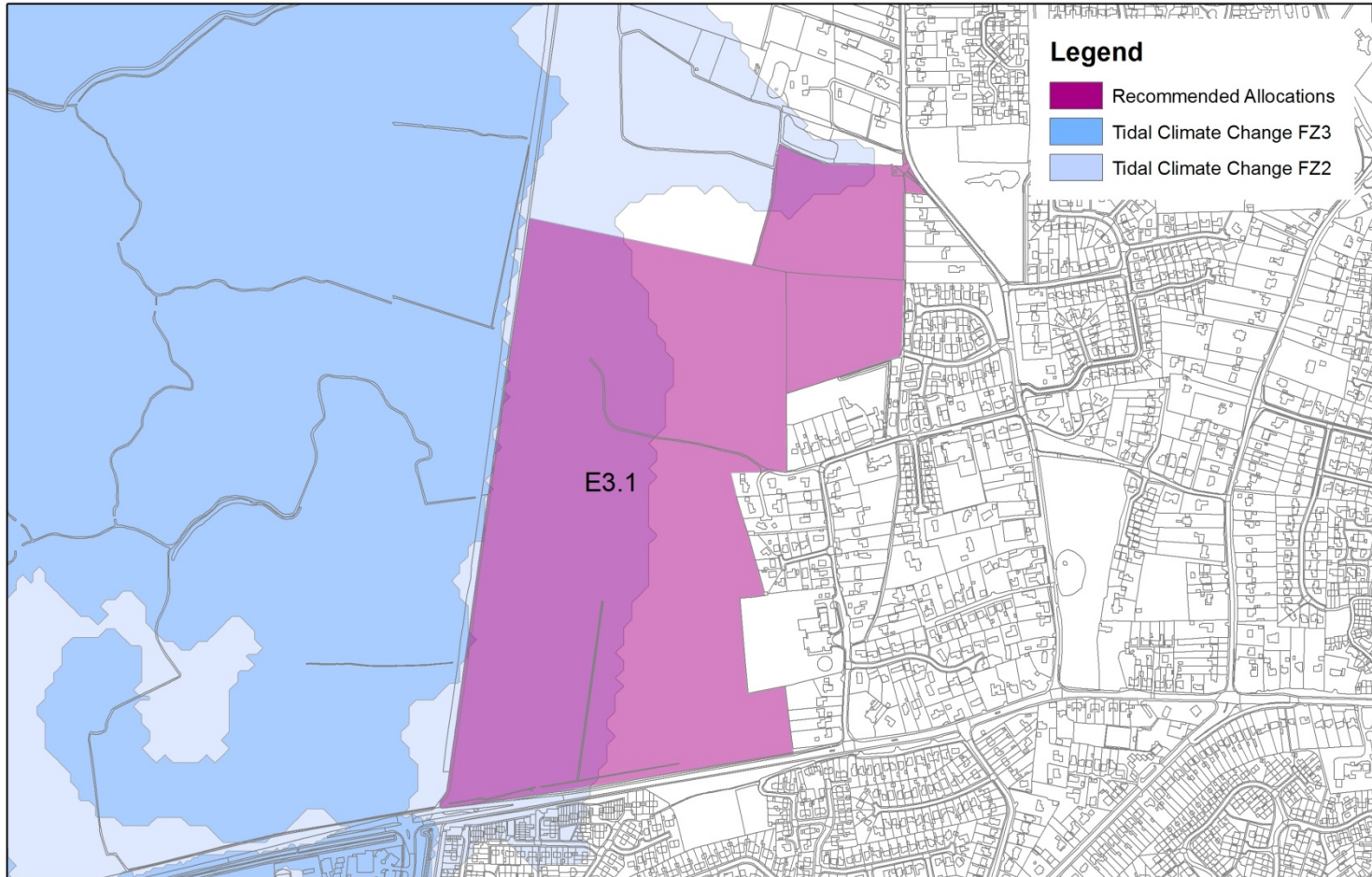
E2.1 West Winch Growth Area Strategic



E3.1 – Hall Lane, South Wootton

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>E3.1 Hall Lane, South Wootton</p> <p>Partial Tidal Climate Change Flood Zone 2</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> Our mapping indicates that the south-west part of this site falls within our Tidal Hazard <p>Mapping and Tidal Climate Change Flood Category 2 (medium risk) of your Authority's Strategic Flood Risk Assessment. Accordingly, we agree with that it will be necessary for a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is directed to those areas of the site least at risk of flooding.</p> <p>Mrs T Cornwell (ID: 304170), South Wootton Parish Council:</p> <ul style="list-style-type: none"> Policy E3.1 unsound. Area excessive, only part of area developable due to flood risk, remaining land only capable of accommodating 225 dwellings at a density Parish Council consider appropriate. Using the land at risk of flooding for open space would not be good design or sustainable. <p>Mr Gerald Allison (ID: 890606), East of the Ouse Polver and Nar IDB:</p>	<p>'+/'x' Although part of the overall site is subject to flood risk, hence the positive and negative score in this factor, this doesn't affect the western part of the site proposed for housing development and sensitive uses.</p>	<p>Provide for:</p> <p>Surface water drainage on SUDS principles</p> <p>To be supported by:</p> <p>Site Flood Risk Assessment with topographical survey and geotechnical studies to identify the extent of flood risk from tidal, groundwater and surface water sources; and building constraints due to groundwater and geological conditions; in order to indicate the areas suitable for residential and other classes of development in terms of national flood risk policy, and their distribution within the allocation site.</p>

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
	<ul style="list-style-type: none"> Grave concerns about surface water drainage for development in the area. Receiving pumping station has finite capacity. Developers should be made aware of the neighbourhood plan surface water strategy prepared by the IDB in partnership with the parish Councils and Borough Council, and agree a drainage strategy with the IDB before planning. 		



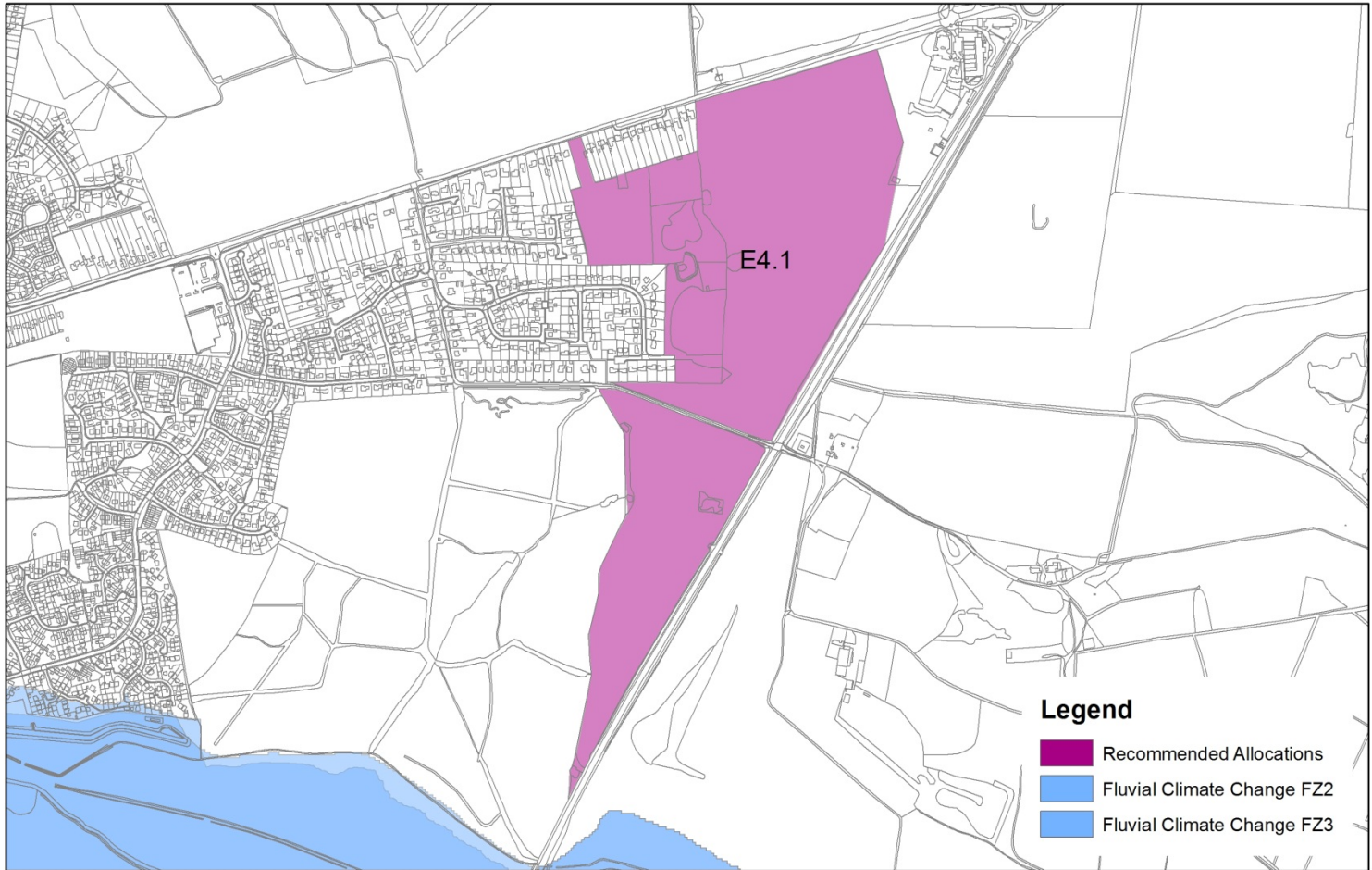
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E3.1

0 65 130 260 390 520
 Meters

E4.1 Knights Hill

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>E4.1 Knights Hill</p> <p>Flood Zone 1</p>		<p>‘+’ The site is at low risk of flooding (flood zone 1)</p>	<ul style="list-style-type: none"> • Submission of a Site Specific Flood Risk Assessment • An appropriate SUDS Scheme should be designed for the site, recognising that surface water discharges to the Black Drain to the south.



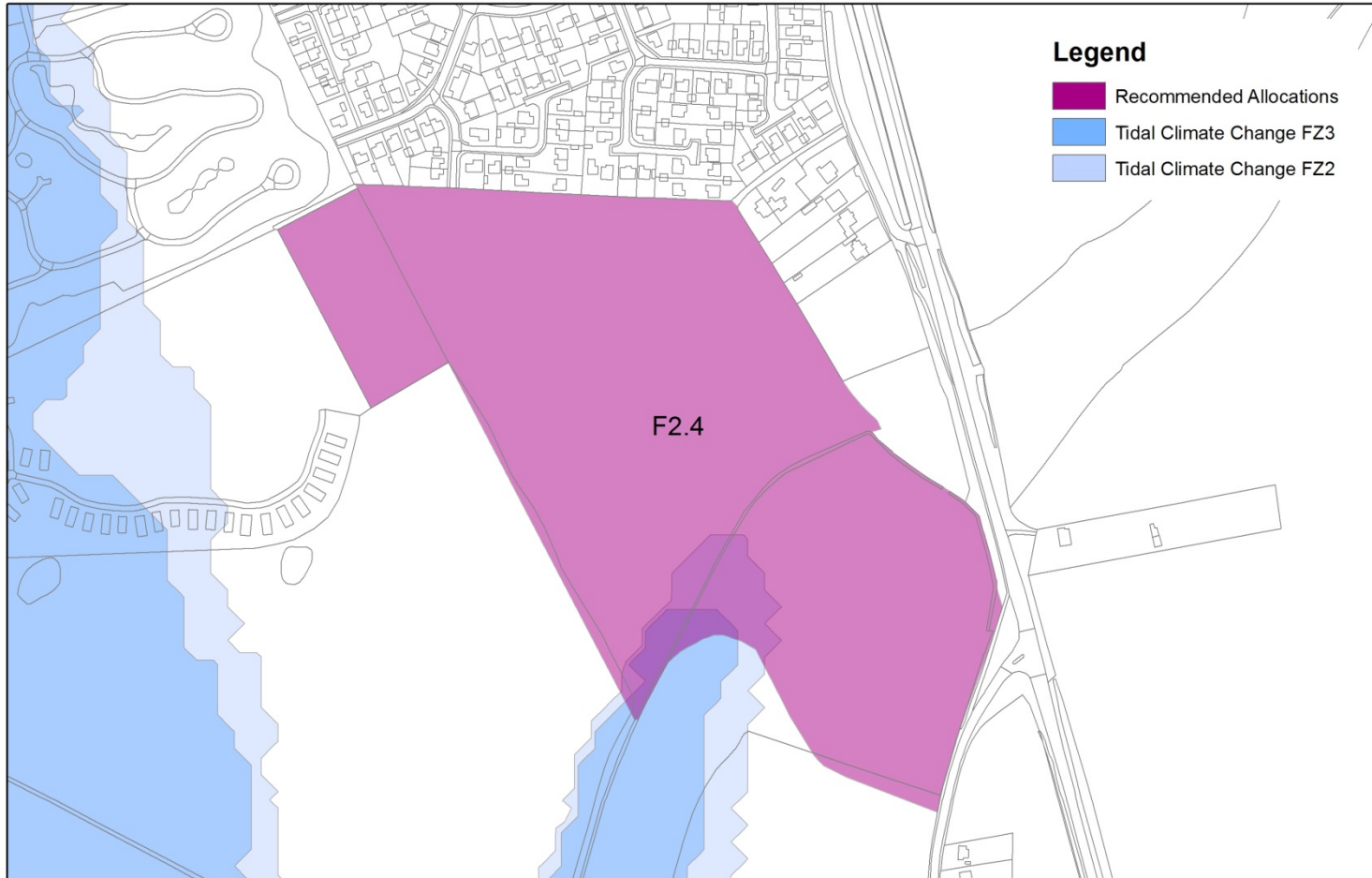
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E4.1

0 80 160 320 480 640
Meters

F2.4 Hunstanton – Land north of Hunstanton Road

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>F2.4 Hunstanton – Land north of Hunstanton Road</p> <p>Partial Tidal Climate Change Flood Zone 2 & 3</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> • No objection, wish to make the following comments; • Our mapping indicates that a small section of the southern part of this site falls within our Tidal Hazard Mapping and Tidal Climate Change Flood Category 3 (high risk) of your Authority's Strategic Flood Risk Assessment. Accordingly, it will be necessary for a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding. 	<p>'+' The majority of the site is not at high risk of flooding</p>	<ul style="list-style-type: none"> • Proposed minor modification: Submission of a Site Specific Flood Risk Assessment • Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission



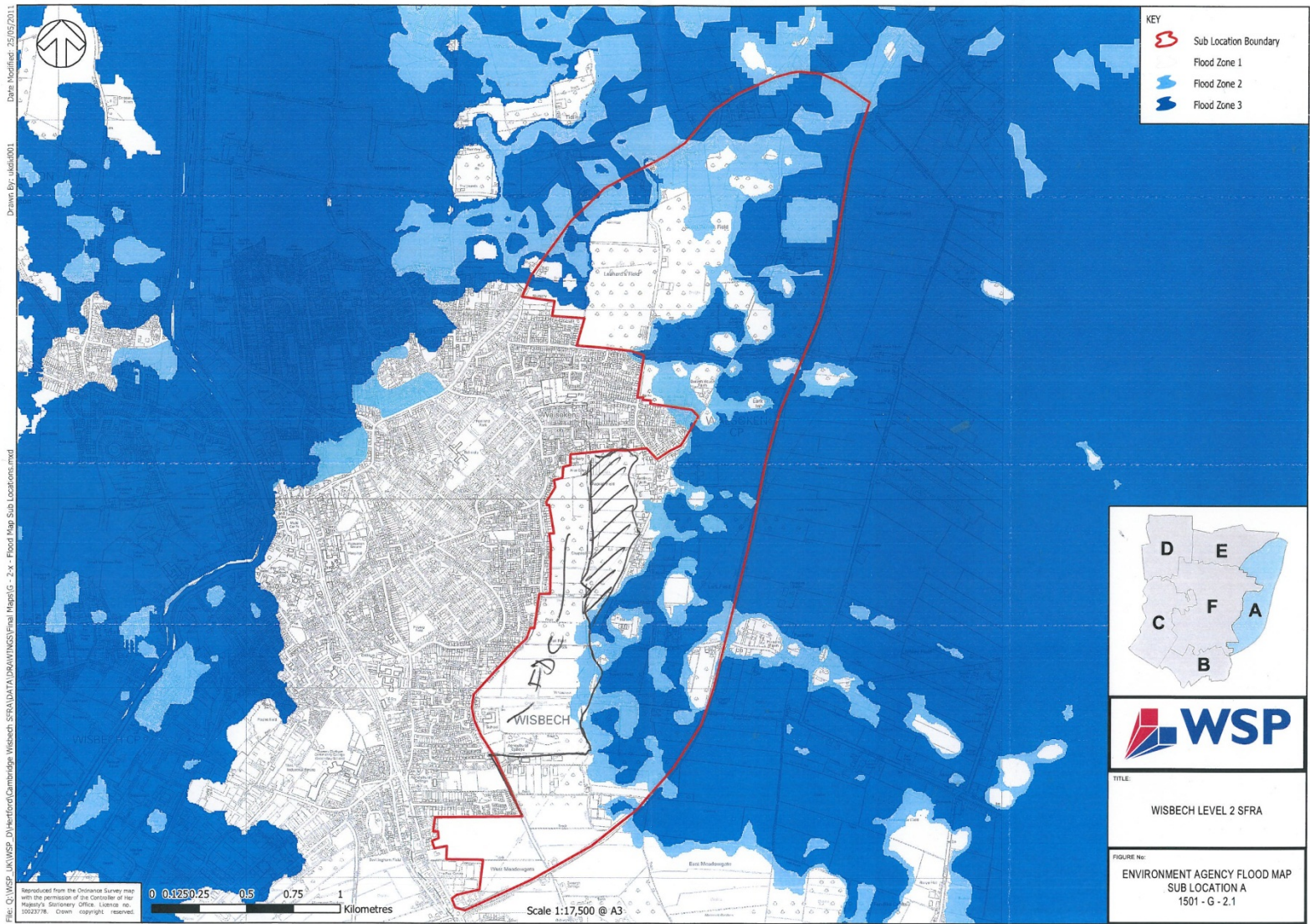
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F2.4

0 30 60 120 180 240
 Meters

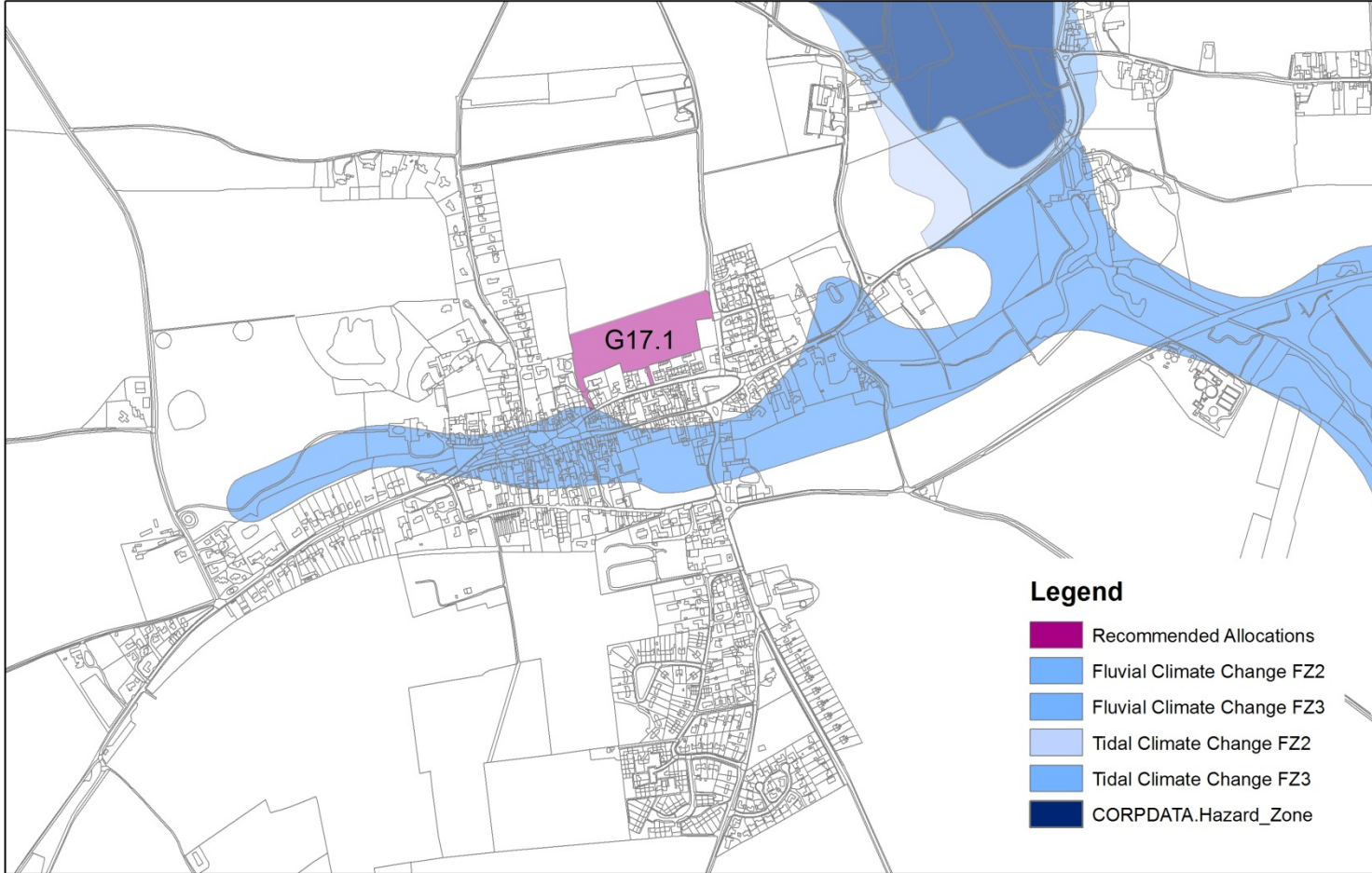
F3.1 Wisbech Fringe – Land east of Wisbech (west of Burrowgate Road)

Policy / Site & Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<p>F3.1 Wisbech Fringe - Land east of Wisbech (west of Burrowgate Road)</p> <p>Partial Tidal Climate Change Flood Zone 2 & 3</p>	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p> <ul style="list-style-type: none"> Our mapping indicates that a small part of this site falls within our Tidal Hazard Mapping for the River Nene. Accordingly, it will be necessary for a site specific Flood Risk Assessment, and accompanying topographical information, to be prepared in order to ensure that development is designed appropriately and built in those areas of the site least at risk of flooding. 	<p>'+</p>	<ul style="list-style-type: none"> Proposed minor modification: Submission of a Site Specific Flood Risk Assessment A small portion of the site falls in flood zone 2, and a smaller portion in flood zone 3. It should be possible to avoid this land (in the extreme south east of the site) or use it for less vulnerable uses. The application should include the provision of: Sustainable drainage systems to address surface-water run-off, flood risk, biodiversity and the avoidance of groundwater pollution



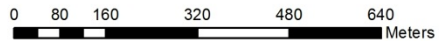
G17.1 Burnham Market – Land at Foundry Field

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
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>'+' Site is not at risk of flooding (flood zone 1).</p> <p>Site topography is gently sloping which may have an impact on drainage</p>	<ul style="list-style-type: none"> Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission



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Burnham Market



G25.1 Clenchwarton – Land between Wildfields Road and Hall Lane

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council’s Approach in the proposed SADMP policy
<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>‘xx’ Site is within high flood risk area (FZ3) but this applies to all site options in the 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

G25.2 Clenchwarton - Land north of Main Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
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 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' Site is within high flood risk area (FZ3) but this applies to all site options in the settlement.</p> <p>The Sustainability Appraisal indicates that all site options would have similar negative impacts in terms of 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

G25.2 Clenchwarton - Land north of Main Road

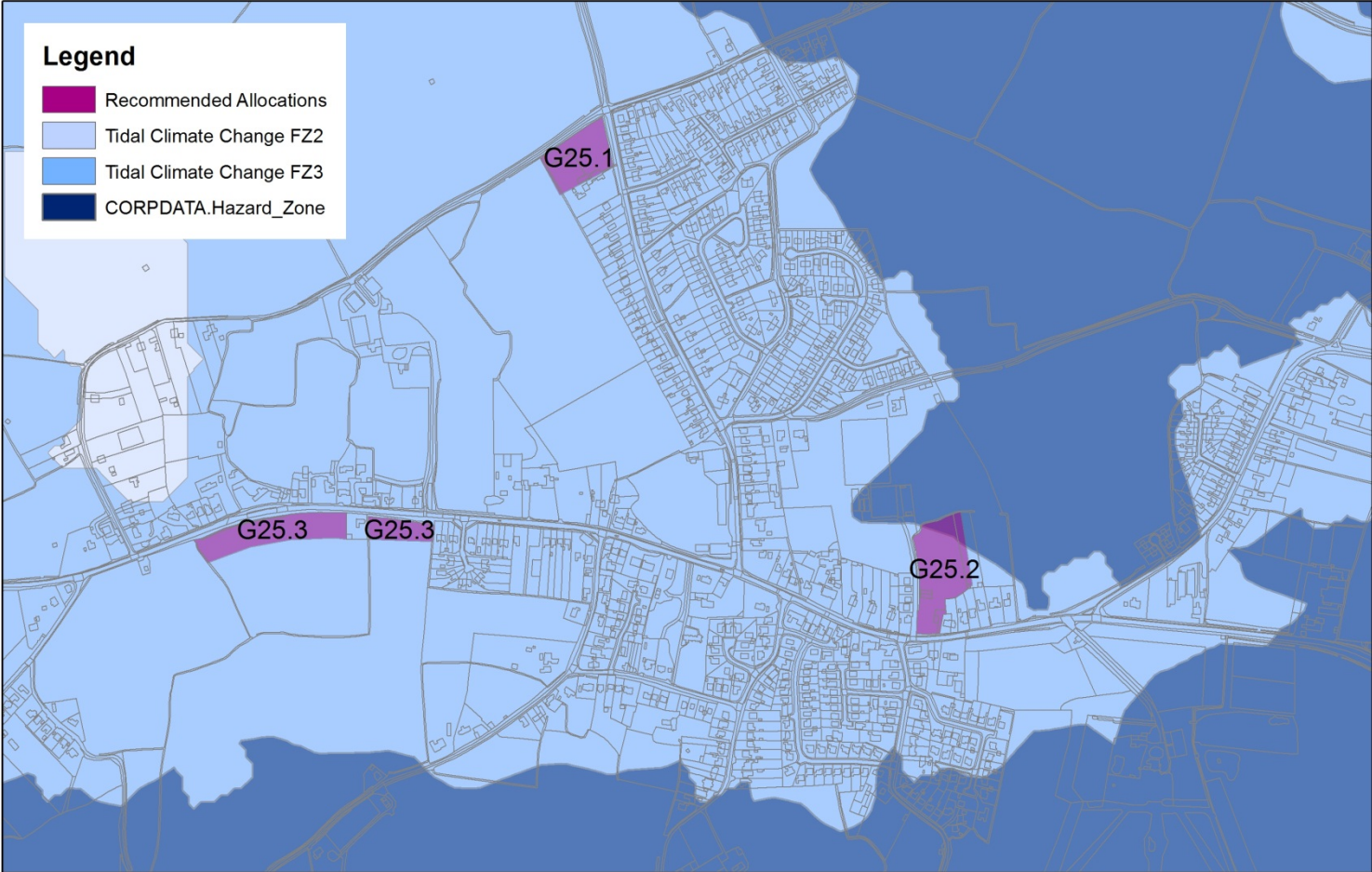
Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
Flood Zone 3	<p>Miss Emily Crook (ID: 476133), The Environment Agency:</p>	<p>'xx' Site is within high flood risk area (FZ3) with a small area at the rear</p>	<ul 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

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
	<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>within the flood hazard zone.</p> <p>The Sustainability Appraisal indicates that all site options would have similar negative impacts in terms of flood risk.</p>	<p>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"> 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

G25.3 Clenchwarton - Land south of Main Road

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
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 that flood risk to 	<p>'xx' Site is subject to high flood hazard zone.</p> <p>The Sustainability Appraisal indicates that all site options would</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

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
	<p>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>have similar negative impacts in terms of flood risk.</p>	<p>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"> 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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Clenchwarton

0 65 130 260 390 520
Meters

G57.1 Marshland Saint James – Land adjacent to Marshland Saint James Primary School

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<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>'xx' The site performs poorly in relation to the indicators 'flood risk' as it is located in a high flood risk zone (FZ3) however this is a constrain of the settlement and consequently the same applies for all of growth 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

G57.2 Marshland Saint James – Land adjacent to 145 Smeeth Road, Marshland Saint James

Flood Risk	Statutory consultee comments	Flood Risk - Noted in the Sustainability Appraisal	Council's Approach in the proposed SADMP policy
<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>'xx' The site performs poorly in relation to the indicators 'flood risk' as it is located in a high flood risk zone (FZ3) however this is a constrain of the settlement and consequently the same applies for all of growth 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