

Walpole Cross Keys Drainage Guidance (Approved 13 November 2017)

A Drainage Investigation Report prepared by Norfolk County Council as Lead Local Flood Authority (LLFA) in August 2013 examined surface water flooding issues in Sutton Road, Walpole Cross Keys <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations>

The Walpole Cross Keys Neighbourhood Plan (NP) (Made 5 October 2017) https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/522/walpole_cross_keys_neighbourhood_plan sets out the following approach to development proposals:

Policy 6 – Managing and Reducing Flood Risk

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to):

- a) the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation;
- b) rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes;
- c) proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area.

Planning applications designed specifically to improve surface water drainage such as works to reinstate an effective drainage scheme are encouraged.

Requirements for Planning Applications

Applicants should refer to the above documents. To satisfy the NP Policy 6 requirements applicants should refer to the LLFA's information for developers:

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

The Borough Council will expect applicants for development proposals in Walpole Cross Keys to provide a surface water drainage strategy or plan detailing the surface water management for the proposed development. Applications will not be validated without such a document.

The County Council as Lead Local Flood Authority provides advice as statutory consultee for major planning applications, which includes a chargeable pre application advice service. Further information on this service, including an application form, is available on their website.

Applications which are below the County Council's threshold i.e. minor applications will not normally receive advice. However, resources permitting, the LLFA may be able to provide a chargeable service to developers for bespoke advice on minor planning applications.