



# Norfolk County Council

## Norfolk County Council Comments on the: Stoke Ferry Neighbourhood Plan (Reg 16) 04 November 2022

### 1. Preface

- 1.1. The officer-level comments below are made without prejudice.
- 1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Neighbourhood Plan to date.

### 2. Lead Local Flood Authority (LLFA)

- 2.1 The LLFA has the following comments to make regarding the Reg 16 Neighbourhood Plan:
  - The LLFA welcomes the references to flood risk as a whole and specific references to drainage, surface water flooding and fluvial flood risk throughout the Plan and within the proposed policies, with specific reference to Section 10 of the Plan and Policy SF15.
  - The LLFA welcomes the reference to SuDS and the LLFA within Section 10 of the Plan. We would advise reference to our [Norfolk County Council \(NCC\) – Lead Local Flood Authority \(LLFA\) Statutory Consultee for Planning: Guidance Document](#) in this section.
  - The LLFA welcomes that a Strategic Flood Risk Assessment has been commissioned by the Borough Council to support the Local Plan.
  - The LLFA welcomes that reference has been made to the Stoke Ferry IDB in which a large part to the south of the Parish of Stoke Ferry is situated.
  - According to LLFA datasets (extending from 2011 to April 2022), we have 1 record of internal flooding (July 2021) and 1 record of external/anecdotal flooding (September 2017) in the Parish of Stoke Ferry. The authority notes that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. The LLFA highlight the importance of considering surface water, groundwater, and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area.
  - The LLFA advises that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports [here](#).
  - According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Stoke Ferry. We note the inclusion of the map in Figure 28 displaying areas of the Parish in Flood Zones 2 and 3. The LLFA also recommend the inclusion of surface water flooding maps representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:

- [GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map](#)
- [Norfolk County Council \(NCC\) – Flood and Water Management Policies](#)
- [Norfolk County Council \(NCC\) – Lead Local Flood Authority \(LLFA\) Statutory Consultee for Planning: Guidance Document](#)

2.2 Should you have any queries with the above comments please contact the Lead Local Flood Authority at [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk).

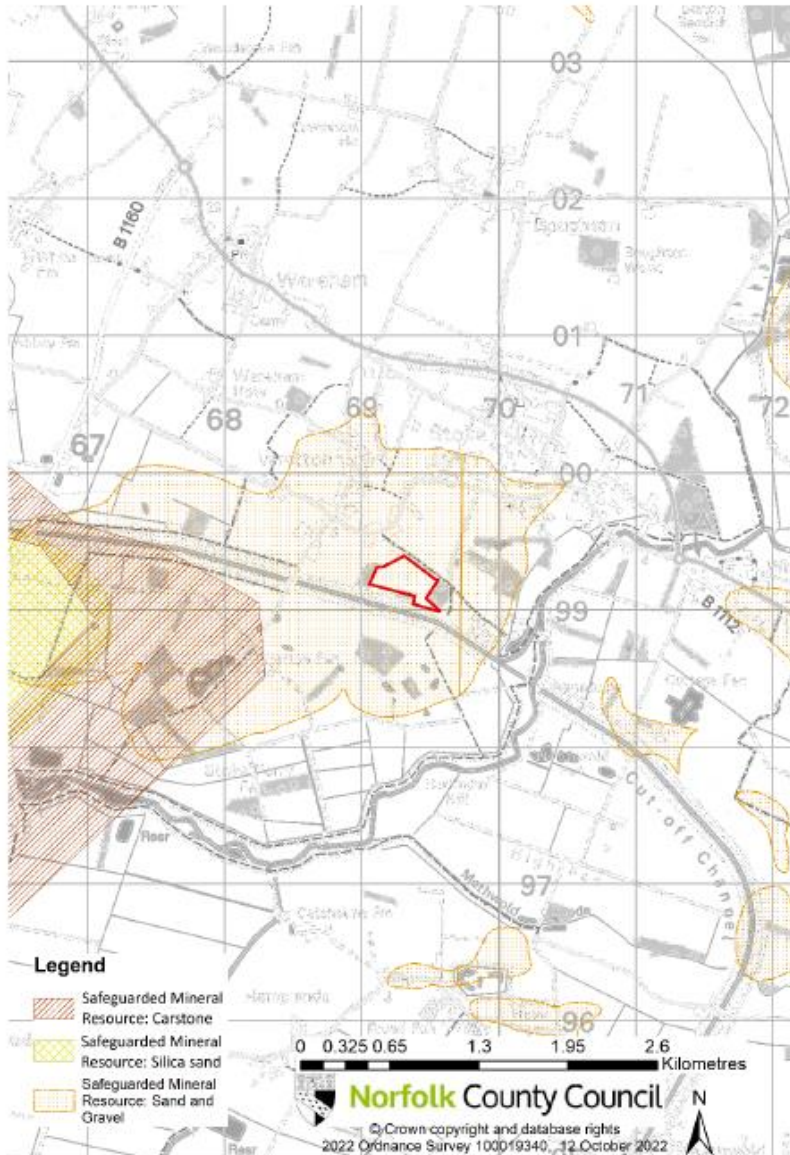
### 3 **Transport**

3.1 The Neighbourhood Plan does not seek to allocate any developments; however, it does promote an allocation for a car park under Policy SF11. The Highway Authority does not have an issue with a new car park for the village hall subject to suitable access (including visibility). It is noted that the car park proposal is contained within a wider residential allocation G88.3, and subsequent planning application 16/00493/FM, albeit with access gained from the proposed new estate road however this doesn't seem to have come forward. Subject to confirmation of achievable levels of visibility access directly onto Lynn Road looks also to be acceptable, however this would obviously result in significant lengths of the existing boundary wall being removed and the possible relocation of the bus stop.

3.2 Should you have any queries with the above comments please contact Richard Doleman (Principal Infrastructure Development Planner) at [richard.doleman@norfolk.gov.uk](mailto:richard.doleman@norfolk.gov.uk) or call 01603 223263.

### 4 **Minerals and Waste**

4.1 Norfolk County Council as the Minerals and Waste Planning Authority has no objections to the Stoke Ferry Neighbourhood Plan. However, it should be noted that local green space "The Common" is 9.9 hectares and is underlain by sand and gravel resource (see map below). Since the allocation is for local green space, it does not sterilise the mineral resource underlain. However, if a planning application was to be submitted for built development policy CS16 "safeguarding mineral and waste sites and mineral resources" (or any successor policy) of the Minerals and Waste Local Plan would apply.



4.2 Should you have any queries with the above comments please contact Caroline Jeffrey (Principal Planner, Minerals and Waste Policy) at [caroline.jeffery@norfolk.gov.uk](mailto:caroline.jeffery@norfolk.gov.uk) or call 01603 222193.