

Micheal Burton
Kings Lynn and West Norfolk County
Council
Kings Court Chapel Street
KING'S LYNN
Norfolk
PE30 1EX

Our ref: AC/2026/133319/01-L01
Date: 16 February 2026

Dear Micheal,

WALPOLE CROSS KEYS NEIGHBOURHOOD PLAN – REGULATION 16

Thank you for consulting us on the Submission Publication for the Walpole Cross Keys Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment.

Having commented previously on this plan we are pleased to see that our previous comments have been taken on board. Our previous comments still remain however we have included some extra information on Flood Risk and Water Management in case of any future developments that may occur for your information.

Flood Risk and Water Management

Figure 7 is an extract from our Long Term Flood Risk mapping, which is not considered to be suitable for use in planning. This figure should be replaced with an extract from our Flood Map for Planning, which shows that the majority of the area is within Flood Zone 3.

Part of the designated neighbourhood area is located within the extent of our Tidal Hazard Mapping for the River Great Ouse, which shows the expected flood depths and velocities in the event of a combined breach of the River Great Ouse flood defences.

We support policy 7 seeking to ensure there is no increase in flood risk within the Neighbourhood Plan area and flood risk is reduced where possible, which is in line with the NPPF.

We trust this advice is useful.

Yours sincerely,



Miss Emily Halliwell
Sustainable Places - Planning Advisor

Team e-mail:
Team number

