



# Norfolk County Council

## Norfolk County Council Comments on the: Upwell Neighbourhood Plan (Reg 16) 10 January 2019

### 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. Infrastructure Delivery

- 2.1 The Neighbourhood Plan could contain supporting text referencing the following;

- Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.
- Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new development.

- 2.2 Should you have any queries with the above comments please contact Naomi Chamberlain (Trainee Planner) at [naomi.chamberlain@norfolk.gov.uk](mailto:naomi.chamberlain@norfolk.gov.uk) or call 01603 638422.

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

- 3.1 The LLFA acknowledge the complexities of Upwell regarding its location and potential flood risk in the area. The LLFA welcomes that flooding, as whole, has been referenced to within the document with particular reference to the current management schemes in place from the Environment Agency.

The LLFA also welcomes the specific references to surface water flooding, drainage and particular past events that have caused notable disruption in Upwell and welcome the allocation of potential developable sites in the Upwell area and the references to surface water flooding in these locations. The LLFA agree that these areas of surface water flooding must be addressed in the planning process and, where applicable, mitigation of the risks must be shown.

- 3.2 The LLFA have 15 reports of internal flooding and 2 reports of external flooding in Upwell Parish dating from 2014, highlighting the importance of considering surface water within the Neighbourhood Plan in the best interest of further development in the area.

The LLFA recommend inclusion of a separate surface water flooding map within the Neighbourhood Plan for Upwell. 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](#)

3.3 **The LLFA recommends the following to be included with regards to surface water flood risk:**

The Neighbourhood Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.

Any new development or significant alteration to an existing building within the Parish of Upwell should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:

- Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.
- Have a neutral or positive impact on surface water drainage.
- Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:
  - Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
  - Where appropriate undertake sequential and /or exception tests.
  - Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.
  - Inclusion of appropriate allowances for climate change.
  - Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location.
  - Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
  - To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to

greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.

- Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

### 3.4 ALLOCATION OF SITES

#### Site Allocations 2 and 4

There is some surface water flooding on-site for allocation 2 (east of the site) and allocation 4 (west of site) that has not been referenced within the Neighbourhood Plan. The LLFA recommends a reference to this flood risk is added to the appropriate allocation descriptions to match the others included in the Neighbourhood Plan.

The LLFA expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.

- 3.5 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).

## 4. Historic Environment

- 4.1 Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted, please visit <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, it is also suggested that the authors of the Neighbourhood Plan follow the steps indicated below:

1. Study Historic England's published guidance and consider how the Neighbourhood Plan can take its advice on board.
2. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at [heritage@norfolk.gov.uk](mailto:heritage@norfolk.gov.uk).
3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.

4. Directly consult the Historic Environment Service's planning advice team, who can be contacted at [hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk), they can provide advice on which heritage assets are most significant and ways in which they can be protected and enhanced. They can also offer advice on the wording of historic environment policies.

#### 4.2 **Site Allocations**

The Historic Environment Service does not object to any site allocation, but the following mitigations are required at allocations 1, 2 and 5.

##### **Allocation 1 – Land east of Low Side (1.7ha) – 20 dwellings**

There are already plans for 26 houses but planning permission has not yet been sought. Archaeological mitigation is likely to be required at this site because of the vicinity to the medieval church and the great number of Roman, Anglo-Saxon and medieval artefacts that have been found at the site.

##### **Allocation 2 – Adjacent to Lode House, Low Side (0.285ha) – 3 dwellings**

Archaeological mitigation is likely to be required at this site because of the vicinity to the medieval church and the great number of Roman, Anglo-Saxon and medieval artefacts that have been found at the site.

##### **Allocation 5 – Adjacent to Three Holes Village Hall (0.88ha) – 5 dwellings**

Archaeological mitigation is likely to be required as cropmarks are visible from aerial photography.

- 4.3 Should you have any queries with the above comments please contact Steve Hickling (Historic Environment Officer) at [steve.hickling@norfolk.gov.uk](mailto:steve.hickling@norfolk.gov.uk) or call 01362 869285.

#### 5. **Transport**

- 5.1 This consultation is the first opportunity for the highway authority to provide its views on the proposed allocations. The views provided are based on the evidence available to support the Neighbourhood Plan. It has not been possible to carry out further evidence gathering or carry out site surveys, but where further evidence is needed to be provided this is indicated.

##### **Allocation 1 – Land east of Low Side (1.7ha) – 20 dwellings**

Subject to provision of an adopted road to serve the site with visibility to the satisfaction of the highway authority and connection to the existing footways there is no objection to the proposed allocation.

##### **Allocation 2 – Adjacent to Lode House, Low Side (0.285ha) – 3 dwellings**

Subject to provision of an access with visibility to the satisfaction of the highway authority and connection to the existing footways there is no objection to the proposed allocation.

##### **Allocation 3 – St Peter's Road (0.91 ha) – 15 dwellings**

An adopted road will be required to serve the site. It is not clear that suitable visibility can be achieved for a safe access. There is a holding objection to the

allocation of the site until detail can be provided to show a safe access can be formed.

**Allocation 4 – Pinfold Road (0.185ha) – 4 dwellings**

Pinfold road is narrow with no footways and is unsuitable for further development. Furthermore, the junction of Pinfold road with St Peter's Road is unsuitable. The highway authority objects to the allocation of the site on the basis that it is undeliverable as there is no safe or suitable mitigation to overcome the highway safety issues identified.

**Allocation 5 – Adjacent to Three Holes Village Hall (0.88ha) – 5 dwellings**

The site is remote from local services, facilities and the primary school is over 3 miles away. The highway authority objects to the allocation of the site as the site is remote and there are limited footways, therefore, the site is likely to lead to reliance on the private car.

- 5.2 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.