

1. **Walpole Cross Keys Drainage Guidance** (Pages 1 - 5)

REPORT TO CABINET

Open		Would any decisions proposed :		
Any especially affected Wards	Discretionary	Be entirely within Cabinet's powers to decide	YES	
		Need to be recommendations to Council	NO	
		Is it a Key Decision	NO	
Lead Member: Cllr Richard Blunt E-mail: cllr.richard.blunt@west-norfolk.gov.uk		Other Cabinet Members consulted:		
		Other Members consulted:		
Lead Officer: Alan Gomm E-mail: alan.gomm@west-norfolk.gov.uk Direct Dial: 01553 616237		Other Officers consulted:		
Financial Implications NO	Policy/Personnel Implications YES	Statutory Implications NO	Equal Impact Assessment If YES: Pre-screening/ Full Assessment	Risk Management Implications NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)				
Date meeting advertised: 30 th October 2017		Date of meeting decision to be taken: 6 th November 2017		
Deadline for Call-In: 13 th November 2017				

WALPOLE CROSS KEYS DRAINAGE GUIDANCE

Summary

The Walpole Cross Keys Neighbourhood Plan (NP) made in October 2017 contained a policy relating to drainage matters. Guidance has been prepared for planning officers, developers and agents to help interpret and implement the policy.

Recommendation

Approve the Walpole Cross Keys Drainage Guidance.

Reason for Decision

To assist in the interpretation and implementation of the Walpole Cross Keys NP.

Background

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. The Walpole Cross Keys NP

(Made 5 October 2017) sets out a policy for development and drainage matters **Policy 6 – Managing and Reducing Flood Risk**. To assist in interpreting and implementing this policy a draft guidance note was prepared (Appendix 1). This has been subject to consultation with the LLFA, Walpole Cross Keys Parish Council, the ward member and relevant Borough Council officers.

Now that the NP is made, following the referendum at the end of September, and consultation is complete the Drainage Guidance is ready to be approved for use in the planning process.

Policy Implications

This informal guidance note supplements the made Walpole Cross Keys NP.

Financial Implications

None.

Personnel Implications

None.

Statutory Considerations

None.

Equality Impact Assessment (EIA)

(Pre screening report template attached)

Risk Management Implications

None.

Declarations of Interest / Dispensations Granted

None.

Background Papers

(Definition: Unpublished work relied on to a material extent in preparing the report that disclose facts or matters on which the report or an important part of the report is based. A copy of all background papers must be supplied to Democratic Services with the report for publishing with the agenda)

Appendix 1 Walpole Cross Keys Drainage Guidance

Walpole Cross Keys Drainage Guidance

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.

Pre-Screening Equality Impact Assessment

Borough Council of
**King's Lynn &
West Norfolk**



Name of policy/service/function	Walpole Cross Keys Drainage Guidance				
Is this a new or existing policy/ service/function?	New				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations	Provision of guidance for planning applications likely to impact on drainage in Walpole Cross Keys. Not a statutory requirement.				
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Gender			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
Other (eg low income)			x		
Question	Answer	Comments			
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	No				
3. Could this policy/service be perceived as impacting on communities differently?	No				
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	No				
<p>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>	No	Actions:			
		Actions agreed by EWG member:			
Assessment completed by: Name Peter Jermany					
Job title Principal Planner (Planning Policy) & Water Management Officer	Date 27 October 2017				

Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.