

Place Shaping Team, South Norfolk Council
Village Clusters Housing Allocations Plan (VCHAP)

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Our Ref: 21_04871_P

2nd August 2021

Dear Sir/Madam,

RE: South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft)

Thank you for consulting the Water Management Alliance on the South Norfolk Village Clusters Housing Allocations Plan (Reg. 18 Draft). The Parishes included in the Housing Allocation Plan have some lands located within the boundary of the Internal Drainage District (IDD) of the Broads (2006) Internal Drainage Board (IDB), Norfolk Rivers Internal Drainage Board (IDB) and the Waveney, Lower Yare and Lothingland Internal Drainage Board (IDB). The Board's Byelaws therefore apply to those lands.

A copy of the Board's Byelaws for The Broads IDB can be accessed on our website (https://www.wlma.org.uk/uploads/BIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/84-BIDB_drainindex.pdf). A copy of the Board's Byelaws for Norfolk Rivers IDB can be accessed on our website (https://www.wlma.org.uk/uploads/NRIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/179-NRIDB_Index.pdf). The Waveney, Lower Yare and Lothingland IDB has joined the WMA group of member Boards recently and the Board's Byelaws and a map of the IDD will be available to view on the WMA website soon (<https://www.wlma.org.uk/waveney-idb/home/>).

In keeping with other WMA member Boards, the principal function of the Broads (2006) IDB, Norfolk Rivers IDB and the Waveney, Lower Yare and Lothingland IDB is to provide flood protection within the Board's area. Certain watercourses within the Internal Drainage District (IDD) have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such, will normally receive maintenance from the IDB.

For clarity, Main Rivers within each IDB are regulated by the Environment Agency.



Cert No.
GB11990

MEMBER INTERNAL DRAINAGE BOARDS

*Broads (2006) IDB, East Suffolk IDB, King's Lynn IDB, Norfolk
Rivers IDB, South Holland IDB, Waveney, Lower Yare and
Lothingland IDB*

In Association with Pevensey and Cuckmere WLMB



Cert No.
GB11991

The WMA's rationale and approach towards managing flood risk and water levels within the IDD is set out in the WMA Group's Planning and Byelaw Strategy document (https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf).

The WMA will comment on planning for all major developments (10 or more properties) within a Board's IDD watershed, where there is potential for the discharge of surface water into a watercourse within, or which flows into, a Member Board's IDD. We request that we are consulted on such applications as they come forward for determination. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws.

The following table sets out the intersections between the preferred sites in each parish and WMA member Boards' Internal Drainage Districts:

Preferred Site	Within or outside IDD* boundary and IDB** watershed catchment	Comments
1. Alburgh and Denton		
No preferred sites	Part of the Parish is located within the Waveney, Lower Yare and Lothingland IDD. The Board's byelaws apply to any new developments within the IDD.	
2. Alington, Yelverton and Bergh Apton		
SN0400, Church Meadow, Alington	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0529SL – Nicholas Road, Alington	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments
SN0412REV – Former concrete works, Church Road, Bergh Apton	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
3. Aslacton, Great Moulton and Tibenham		
SN0459 – Land off Church Road, Aslacton	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).

4. Barford, Marlingford, Colton and Wrampingham		
No preferred sites	Part of the Parishes are located within the Norfolk Rivers IDD. The Board's byelaws apply to any new developments within the IDD.	
5. Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva		
SN0018SL – Land north of Norwich Road, adj 101	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Minor development – no further comments
SN2110 – Land south of Norwich Road, Barnham Broom	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Minor development – no further comments
SN4051 – Land on the corner of Bell Road and Norwich Road, Barnham Broom	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
6. Bawburgh		
SN4053 – Land to the east of Stocks Hill	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
7. Bressingham		
SN3019 – Land west of School Road	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - A riparian owned watercourse runs adjacent to the southern site boundary which feeds into the Waveney, Lower Yare and Lothingland IDD. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4036 – Land to the east of School Road	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).

8. Brooke, Kirstead and Howe		
SN0432REVA – East of Norwich Road	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments
SN0432REVB – West of Norwich Road	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments
9. Bunwell		
SN0537 – Land to the north of Bunwell Street	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
10. Burston, Shimpling and Gissing		
Preferred sites outlined in the Diss & District Neighbourhood Plan.	IDB comments were made via the Diss & District Neighbourhood Plan consultation.	
11. Carleton Rode		
No preferred sites	Outside the IDD boundary and partially within the Norfolk Rivers watershed catchment. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).	
12. Dickleburgh and Rushall		
Preferred sites outlined in the Dickleburgh Neighbourhood Plan	If consulted, IDB comments will be made via the Dickleburgh Neighbourhood Plan consultation.	
13. Ditchingham, Broome, Hedenham and Thwaite		
SN0373 – Land between Thwaite Road and Tunneys Lane	Site is immediately adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN2011SL – Land off Lamberts Way, Ditchingham	Site is immediately adjacent to the Waveney, Lower Yare and Lothingland IDD.	Minor development – no further comments
14. Earsham		
SN0218 – Land north of The Street	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with

	watershed IDB catchment.	the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0390 – Land east of School Road	Within the Waveney, Lower Yare and Lothingland IDD.	A Board Adopted Watercourse is located to the east of the proposed site boundary. Byelaw 3 applies to any proposed discharge of surface water from the proposed site. All other Board Byelaws will also apply to this development.
15. Forncett St Mary and Forncett St Peter		
No preferred sites	Part of the Parishes are located within the Norfolk Rivers IDD. The Board's byelaws apply to any new developments within the IDD.	
16. Gillingham, Geldeston and Stockton		
SN0437 – Land off Kells Way, Geldeston	Site is immediately adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0478 – Land south of GIL 1, Gillingham	Site is adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development - A riparian watercourse is located to the east of the proposed site which feeds into a Board Adopted Watercourse within the Waveney, Lower Yare and Lothingland IDD. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
17. Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland		
SN0308 – Land off Briar Lane, Hales	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
18. Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick		
SN0220SL – Land at Millfields	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this

		discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN1015 – Land adjacent to the primary school, The Street	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
19. Heywood		
No preferred sites	Part of the Parish is located within the Waveney, Lower Yare and Lothingland IDD. The Board's byelaws apply to any new developments within the IDD.	
20. Keswick and Intwood		
No preferred sites	Part of the Parish is located within the Norfolk Rivers IDD. The Board's byelaws apply to any new developments within the IDD.	
21. Ketteringham		
No preferred sites	The Parish is outside the IDD boundary and within the Norfolk Rivers watershed catchment. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).	
22. Kirby Cane and Ellingham		
SN0305 – Land south of Mill Road, Ellingham	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0348 – Land to the South of Old Yarmouth Road, Kirby Row, Kirby Cane	Partly within the Waveney, Lower Yare and Lothingland IDD.	Several riparian watercourses are located to the south of the proposed site which feeds into a Board Adopted Watercourse within the Waveney, Lower Yare and Lothingland IDD. Byelaw 3 applies to any proposed discharge of surface water from the proposed site. All other Board Byelaws will also apply to this development.
SN3018 – Florence Way, Ellingham	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical

		standards for sustainable drainage systems (SuDS).
23. Little Melton and Great Melton		
SN1046REV – Glenhaven, Great Melton Road, Little Melton	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Minor development - No further comments
SN4052 – Land south of School Lane and east of Manor Farm Barns, Little Melton	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
24. Morley and Deopham		
No preferred sites	The Parishes are outside the IDD boundary and within the Norfolk Rivers watershed catchment. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).	
25. Mulbarton, Bracon Ash, Swardeston and East Carleton		
SN0204 – Bobbins Way, Swardeston	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN2038 – South of Rectory Lane, Mulbarton	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
26. Needham, Brockdish, Starston and Wortwell		
SN2036 – Land at the junction of High Road and Low Road, Wortwell	Within the Waveney, Lower Yare and Lothingland IDD.	A Board Adopted Watercourse is located to the east of the proposed site boundary. Byelaw 3 applies to any proposed discharge of surface water from the proposed site. All other Board Byelaws will also apply to this development.
SN2065REV – Land north of High Road and Harmans Lane, Needham	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development – A riparian watercourse is located to the north of the proposed site which feeds into a Main River within the Waveney, Lower Yare and Lothingland IDD. If surface water

		discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4069SL – Land south of Scole Road, Brockdish	Within the Waveney, Lower Yare and Lothingland IDD.	There are a series of riparian watercourses to the south of the proposed site. Byelaw 3 applies to any proposed discharge of surface water from the proposed site. All other Board Byelaws will also apply to this development.
27. Newton Flotman and Swainsthorpe		
SN4024 – Land off Alan Avenue, Newton Flotman	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
28. Pulham Market and Pulham St Mary		
SN1024 – Ladbrookes, Tattlepot Lane, Pulham Market	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN1052REV – Land at Norwich Road, Pulham St Mary	Site is adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
29. Rockland St Mary, Hellington and Holverston		
SN2007 – Land south of New Inn Hill, Rockland St Mary & (Part of) SN0531, Land west of Lower Road, Rockland St Mary	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN2064REV – Land to the south of The Street, Rockland St Mary	Outside the IDD boundary, within the Waveney, Lower Yare	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this

	and Lothingland IDB watershed catchment.	discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
30. Roydon		
Preferred sites outlined in the Diss & District Neighbourhood Plan.	IDB comments were made via the Diss & District Neighbourhood Plan consultation.	
31. Saxlingham Nethergate		
No preferred sites	Part of the Parish is located within the Norfolk Rivers IDD. The Board's byelaws apply to any new developments within the IDD.	
32. Scole		
Preferred sites outlined in the Diss & District Neighbourhood Plan.	IDB comments were made via the Diss & District Neighbourhood Plan consultation.	
33. Seething and Mundham		
SN0405 – Land to the North and South of Brooke Road, Seething	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN2148 – Land to the west of Mill Lane, Seething	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0406SL – Land to the west of Seething Street, Seething	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development - No further comments
SN0587SL – Land to the west of Seething Street, Seething	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development - No further comments
34. Spooner Row and Sutton		
SN0444 – Land west of Bunwell Road, Spooner Row	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0567 - Land south of Station Road and west of	Outside the IDD boundary, within the	Major development - If surface water discharges within the

Queensland, Spooner Row & (Part) SN2082, Land south of Station Road and east of Top Common	Norfolk Rivers IDB watershed catchment.	watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
35. Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley		
SN202 – Land north of and adjoining Long Lane, Stoke Holy Cross	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
36. Surlingham, Bramerton and Kirby Bedon		
No preferred sites	Part of the Parishes are located within the Broads IDD. The Board's byelaws apply to any new developments within the IDD.	
37. Tacolneston and Forncett End		
(Part of) SN1057 – Land to the west of Norwich Road	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
38. Tasburgh		
SN4079 – Land north of Church Road and west of Tasburgh School	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
39. Tharston, Hapton and Flordon		
SN4048 – Land to the north of The Street, Hapton	Site is adjacent to the Norfolk Rivers IDD.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
40. Thurlton and Norton Subcourse		
SN0149 – Land adjacent to Holly Cottage, west of Beccles Road, Thurlton	Within the Waveney, Lower Yare and Lothingland IDD.	Major development - There are a series of riparian watercourses to the south and east of the proposed site. Byelaw 3 applies to any proposed discharge of surface water from the proposed site.

		All other Board Byelaws will also apply to this development.
41. Thurton and Ashby St Mary		
No preferred sites	Part of the Parishes are located within the Waveney, Lower Yare and Lothingland IDD. The Board's byelaws apply to any new developments within the IDD.	
42. Tivetshall St Mary and Tivetshall St Margaret		
SN0319 – Pear Tree Farm, West of The Street, Tivetshall St Margaret	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN3002SL – Land south of Green Pastures, west of The Street, Tivetshall St Margaret	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments.
43. Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter		
(Part of) SN0414, Land south of Beccles Road, Haddiscoe	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development – A series of riparian watercourse are located to the south of the proposed site. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4017 – Land north of Staithe Road, Burgh St Peter	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4015SL – Land west of Mill Road, Burgh St Peter	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments.
44. Wacton		
No preferred sites	Part of the Parish is located within the Norfolk Rivers IDD. The Board's byelaws apply to any new developments within the IDD.	
45. Wicklewood		
SN0577REVA and REVB - Land to the south of	Outside the IDD boundary, within the	Major development - If surface water discharges within the watershed catchment of the

Wicklewood Primary School	Norfolk Rivers IDB watershed catchment.	Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4045SL – Land south of Hackford Road	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
46. Winfarthing and Shelfanger		
SN4050 – Land to the west of Hall Road, Winfarthing	Site is adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development – A riparian watercourse is located to the south of the proposed site. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN4055 – Land off The Street, Winfarthing	Site is adjacent to the Waveney, Lower Yare and Lothingland IDD.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
47. Woodton and Bedingham		
SN0262 – Land north of Church Road, Woodton	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN0268SL – Land north of Church Road, Woodton	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Minor development – no further comments.
(Northern End of) SN0278 – Land south of Church Road, Woodton	Outside the IDD boundary, within the Waveney, Lower Yare and Lothingland IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).

48. Wrenningham, Ashwellthorpe and Fundenhall		
SN0017SL – Land to the west of New Road, Ashwellthorpe & SN0242 – Land to the west of New Road, Ashwellthorpe	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development - If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).
SN2183 – Land south of Wymondham Road, Wrenningham	Outside the IDD boundary, within the Norfolk Rivers IDB watershed catchment.	Major development – A number of riparian watercourses are located to the east and south of the proposed site. If surface water discharges within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS).

Notes:

*Internal Drainage District

**Internal Drainage Board

Comments are restricted to the published Preferred Sites only.

Comments are either divided into: Major development (sites with an allocation of 10+ dwellings) or Minor developments (less than 10 dwellings per site or settlement limit extensions). The Board will comment on all major developments that are within the watershed catchment of each of its Internal Drainage Districts, should a planning application be received.

We have provided details about riparian and Board adopted watercourses near each proposed development site. However, this information should be further investigated and confirmed by the applicant when applying for planning permission.

We recommend that any surface water discharge within the watershed catchment of a Board's IDD is facilitated in line with the Non-statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from any such site is attenuated to the Greenfield Runoff Rates wherever possible.

For developments within a WMA member Board's Internal Drainage District, in order to reduce potential conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the points set out below.

Surface water discharge:

- If a surface water discharge is proposed to a watercourse as part of any new development, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- If surface waters from the new developments are to be disposed of via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- Any proposed discharge of surface water to a sewer from new developments should be in line with the drainage hierarchy (as per best practice) and is viable at the proposed location.

Discharge of treated foul effluent

- The discharge of treated foul water to a watercourse within the IDD requires land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Alterations to, or works within 9 metres of a Board adopted watercourse

For any Board adopted watercourses within the IDD, the following points are of relevance:

- Any works within 9 metres (7 metres for Waveney Lower Yare and Lothingland IDB) of a Board adopted watercourse will require consent to relax Byelaw 10 (no obstructions within 9 metres (7 metres WLYL IDB) of the edge of drainage or flood risk management infrastructure).
- If development proposals involve works to alter a Board Adopted watercourse, consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).
- Within the Waveney, Lower Yare and Lothingland IDB, if any development proposes to install services or make excavations within or alter the banks of a Board Adopted Watercourse, consent is required as per Byelaw 17 of the Board's Byelaws.

Alterations to riparian (ordinary) watercourses

- Should any development proposals include works to alter a riparian watercourse (including culverting for access), consent will be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4). The Board is responsible for consenting this activity within the IDD, while the Lead Local Flood Authority is the regulatory body outside the boundary of the IDD.
- Within the Waveney, Lower Yare and Lothingland IDB, should any development involves installing services or making excavations within a Board Adopted Watercourse, or altering its banks, consent is required as per Byelaw 17 of the Board's Byelaws.

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such we strongly recommend that developers seek the necessary consent prior to determination of a planning application. The Board's officers are available to respond to queries and provide advice.

We trust that these comments are helpful towards the drafting of the Village Clusters Housing Allocations Plan.

Yours sincerely,

Ella

Ella Thorpe
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