4.17. Wider surface water flowpaths within the settlement have been identified however discussions with the Lead Local Flood Authority have confirmed that they do not affect the development of this site which lies north-west of these areas. However the Stage 2 identifies a high susceptibility to groundwater flooding, which combined with the nearby flowpaths, will require further investigation.

Legal compliance and duty to co-operate: The proposal is contrary to Policy DM 4.2 Sustainable drainage and water management.

In particular there has been no sewerage capacity assessment, or if there has, it has not taken into account the full recorded history of repeated sewerage capacity incidents in the village. The relevant policy provides:

(1) Sustainable drainage measures must be fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding on the development site and in the surrounding area, unless it can be demonstrated that ground conditions are unsuitable for such measures or there are other exceptional circumstances.

(2) Details showing how proposed drainage measures will fully integrate with the design of development and how the drainage system will contribute to the amenity and biodiversity of the development must be made clear within applications for full planning permission. Drainage features should make a positive contribution to amenity and biodiversity.

(3) All developments (including that on previously developed land):

a) Should include a sewerage capacity assessment and must have a neutral or positive impact on reducing surface water flooding and should include drainage features that will slow the movement of water through the drainage system;

b) Must not cause any deterioration in water quality and measures to treat surface water runoff must be included within the design of the drainage system;

c) Must be served by separate surface water and foul wastewater drainage. No new development (including redevelopment) will be permitted to discharge surface water runoff to foul drainage connections or combined sewers, unless it can be demonstrated that separate surface water drainage is not available and cannot be practicably provided; and

d) Should maximise use of soft landscaping and permeable surfaces unless the developer can provide justification to demonstrate that this is not feasible. Applications which do not demonstrate how sustainable drainage has been taken into account in the design may be refused.

The village and the nearby village of Wramplingham are already susceptible to property flooding, and we consider this is being exacerbated by run off from housing developments that feed into the Tiffey and other local adjoining rivers. We consider that any houses have slow-draining catchments or alternative water management approaches to alleviate this situation.

Equally, the village of Barford has been subjected to much sewage release into resident's gardens, and on occasion into houses. This is because the sewage system is unable to cope with the combination of effluent and rainfall (which finds its way into the system somewhere). Adding additional houses to the system will continue to put further load on it. That is not an acceptable situation for the village.

The lack of consistency with national policy means the proposal fails the test of soundness (Para 35, NPPF).