

Olivia Luckhurst  
Kings Lynn & West Norfolk Borough  
Council  
Kings Court Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX

**Our ref:** AC/2021/130792/02-L01  
**Your ref:** 21/02341/F  
**Date:** 31 March 2022

Dear Olivia

**CONVERSION OF HISTORIC BARNs AND ASSOCIATED BUILDING WORKS TO  
CREATE 6 UNITS OF HOLIDAY ACCOMMODATION INCLUDING ASSOCIATED  
INTERNAL AND EXTERNAL AMENITY SPACE AND UPGRADING OF AN EXISTING  
AGRICULTURAL ACCESS.  
BARNs AT CHURCH FARM DOCKING ROAD FRING KINGS LYNN NORFOLK PE31  
6SE**

Thank you for referring the above application which was received on 14 March 2022.

We are able to **withdraw our objection** and wish to make the following comments.

**Review of Flood Risk Assessment**

We have reviewed the revised Flood Risk Assessment (FRA) and the associated Flood Modelling Assessment, both dated March 2022, and wish to make the following comments:

We have undertaken a basic review of the Flood Modelling Assessment report (ref. 2536/RE/07-20/02) and consider that the modelling is acceptable for the purpose of this planning application. The modelling indicates that the site is located just outside the extent of Flood Zone 3. As such, we wish to **withdraw our objection** to the proposed development but strongly recommend that the mitigation measures detailed in the revised FRA are adhered to. In particular, the FRA recommends that:

The ground floor level of the northern and eastern barns are set at a minimum level of 26.108m AOD.

The ground floor level of the southern and western barns are set at a minimum level of 26.373m AOD.

The FRA indicates that safe access / egress would be available during a 1 in 100 year flood event, including an allowance for climate change.

The FRA recommends that a flood response plan is compiled to ensure that the occupants are aware of the flood risk and procedures to take before, during and after a flood.

In all circumstances where flood warning and emergency response is fundamental to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their

decisions. We recommend that you consult with your Emergency Planner to determine whether the proposals are safe, in accordance with the guiding principles of the Planning Practice Guidance (PPG).

### **Advice to the Applicant**

#### **Foul Drainage**

The site is located in an area which is not served by the public foul sewer. Accordingly, the proposal will need to be served by a non-mains drainage system.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or from a treatment plant at 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone. Discharges from septic tanks directly to a surface water are not allowed under the general binding rules.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

For further guidance please see: <https://www.gov.uk/permits-you-need-for-septic-tanks/overview>

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

Please forward a copy of this letter to the applicant.

Yours faithfully

**Alison Craggs**  
**Sustainable Places Advisor**



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