

**via e-mail**

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LPA Ref: FUL/2023/0005  
Date: 3 April 2024  
NCC Member: Cllr Judy Oliver

LLFA Ref: FW2024\_0132  
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*Case Officer:* Sarah Luff, Strategic Flood Risk Planning Officer  
*Reviewed by:* Dean Shelton, Senior Flood Risk Officer

Dear Mr Zieja,

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Creation of a new recycling centre (RC) to deal with household waste and small amounts of trade waste. RC includes creation of a concrete pad and erection of new staff welfare office and reuse shop (with photovoltaic panels) for onsite sale of items suitable for reuse and ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks). Creation of a new access onto the A148 Holt Road with the closure of the eastern end of the existing Holt Road and reinstatement to highway verge at Land off Holt Road, Sheringham, NR26 8TW.**

Thank you for your consultation on the above site, received from the Local Planning Authority (LPA) on 07 February 2024. The County Council, as Lead Local Flood Authority (LLFA), have reviewed the application as submitted.

This is a full planning application for the creation of a new recycling centre to deal with household waste and small amounts of trade waste. The applicant has submitted further information to support a full planning application on 2 April 2024.

The LLFA has reviewed the updated information in the submitted Flood Risk Assessment and Surface Water Drainage Strategy Report by Stantec (March 2024) and have **no objection subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority (LPA) is the determining authority however, to assist, we suggest the following wording:

**Condition:**

The development shall be built in accordance with the submitted Flood Risk Assessment and Surface Water Drainage Strategy Report | Sheringham Waste Recycling Centre, Holt Road, Norfolk | Stantec | Rev: R5 | Dated: March 2024). The approved scheme will be implemented prior to the first use of the development.

**Reason**

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Further guidance on the information required by the LLFA from applicants can be found at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>.

Yours sincerely,

**Sarah Luff**

**On behalf of Norfolk County Council as Lead Local Flood Authority**

***Disclaimer***

*We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.*

