Planning Administration
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich
NR7 0DU

Our Ref: 18_00529_3_P
Your Ref: 20172032

29 January 2018

Dear Sir / Madam

Residential Development of 8 No Dwelling Houses (Outline) at Land at Dawson’s Lane,
Blofield, NR13 4SB

While the proposed development is outside of the Broads Internal Drainage Board's (IDB's) Internal Drainage District (IDD), we feel it would be beneficial to make the following comments in the interest of ensuring sustainable development both within the IDD and in the surrounding highland catchment, whilst also reducing the potential for conflict between the planning process and the IDB's regulatory process.

We note that there is currently no specified drainage strategy for the site. Whilst the applicant infers that the site will drain by infiltration only (by ticking soakaway on the application form), there appears to be no supporting documentation to substantiate this and as such there is currently no evidence of a viable drainage strategy for this site.

If infiltration does not prove viable, and a drainage strategy is proposed which resulted in a positive discharge to a水course thereby directing a significant volume of surface water run-off into the Board’s District then the proposed development may require land drainage consent in line with the Broads IDB byelaws (specifically byelaw 3).

Whilst the consenting process as set out under the Land Drainage Act 1991 and Broads Internal Drainage Board Byelaws are separate from planning, the ability to implement a planning permission

H G Cator Esq OBE DL (Chairman)
Mr S G Daniels (Vice-Chairman) Mr R Buxton (Vice-Chairman)
Mr P J Camamile (Chief Executive)

Cert No. GB11990

Mr G Bloomfield (Catchment Engineer) Mr M Philpot (Project Engineer)
Mr P George (Operations Engineer) Mr A Goose (Operations Manager)

Cert No. GB11991

DEFENDERS OF THE LOWLAND ENVIRONMENT
may be dependent on the granting of these consents. As such we strongly recommend that any application to discharge is made to the board prior to determination of the planning application.

Kind Regards,

Cathryn

Cathryn Brady
Flood and Water Officer (Planning / Enforcement)
Water Management Alliance
I would like to object to this application for the following reasons:
The access rd is presently a private rd only and will not accommodate two way traffic.
The site is situated in blofield Heath not blofield as stated on the application.
The site is agricultural land that is outside of the parish boundary.

Regards

Cllr David Ward
Chairman Broadland District Council
District Councillor for Burlingham and Lingwood
Afternoon Mrs. Peel

Application: 20172032 Residential Development of 8 No Dwelling Houses (outline)

Last week I visited the site and met a significant number of objectors. All live in Dawson's Lane which as you will know is also confusingly called Blofield Corner Road. I therefore refer to it as the Lane.

The Lane runs north from the public highway - Blofield Corner Road (proper). It is an unmade single track field access. It is also the sole access for residents.

The land falls away from above the public highway eventually reaching a valley through which runs a field drain in the approximate direction East-West.

The Lane peters out just beyond a bridge passing over the drain. The drain itself finishes some 100 metres to the west of the bridge.

Surface water from the settlement along Blofield Corner Road (and above) must follow the lie of the land and the natural inference is that it is funnelled along the Lane as the line of least resistance.

I am advised water running down the Lane (there is no gully or channel) must gather on the land at the foot of the Lane. Since I am also told that the subsoil is clay water gathers there because there is no other drainage facility.

Residents along the Lane already complain about seasonal flooding. The added run off from the Development Site must inevitable increase the risk.

It is common ground Blofield Heath falls within the Norwich Policy Area - NPA. The failure to satisfy the Five Year Land Supply means that the local plan (Joint Core Strategy) is deemed not up to date (even though it is). Accordingly local plan policies can be (in effect) ignored.

Thus we are left with the presumption in favour of sustainable development

But it is a presumption capable of rebuttal.
In the absence of any proposal to deal with surface water drainage I invite you and the Planning Committee to agree that the present proposal is not sustainable and premature. In his introduction to the NPPF the Minister writes “Sustainable development is about change for the better.”

When (if) the applicant is able to demonstrate how it will deal with surface water I trust you will agree that will be the appropriate time to reapply.

Regards

T F O’Neill
frank.onell@gmail.com
Broadland District Council Member for
Blofield with South Walsham
Representing residents of Blofield including Blofield Heath, Hembington, Ranworth, Panxworth, Woodbastwick, Upton with Fishley and South Walsham
From: Bond, Patricia [mailto:Patricia.Bond@fire.norfolk.gov.uk]
Sent: 29 December 2017 10:21
To: planning
Subject: 20172032 Blofield, Dawsons Lane [ME-171229-227861]

20172032
Blofield, Dawsons Lane

Norfolk Fire and Rescue Service would like to add the following as a planning condition to the above application:

With reference to this application, taking into account the location of the existing fire hydrant coverage, Norfolk Fire and Rescue Service will require a hydrant to be installed on no less than a 90mm main.

No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service

Informative
With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

Reason for Condition
Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Comments made by Patricia Bond of Norfolk Fire and Rescue Service, Whitegates, Norwich Road, Hethersett, NR9 3DN Phone 03001231165
Email water.officer@fire.norfolk.gov.uk

Kind regards

Trish Bond
Water Resources and Planning Manager
Norfolk Fire and Rescue Service
Tel: 03001231165
Mobile 07919 492285
E-mail: patricia.bond@fire.norfolk.gov.uk
Generic E-mail for Water Department water.officer@fire.norfolk.gov.uk
Website: www.norfolkfireservice.gov.uk
The information contained in this email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

Emails sent from and received by Members and employees of Norfolk County Council may be monitored.

Unless this email related to Norfolk County Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.
Dear Mrs Peel

Blofield: Residential Development of 8 No Dwelling Houses (Outline) (All Matters Reserved) Land at Dawson's Lane, Blofield, NR13 4SB

With reference to the consultation received recently to the above development proposal.

Dawsons Lane is a narrow unsurfaced private track that presently serves four dwellings. The proposed residential development of eight dwellings will take the number of dwellings served by this track in excess of the eight dwellings normally considered acceptable to be served from such an unadopted access.

However, the proposal is located immediately adjacent to existing residential development and proposes a footway extension to the existing footway located some 85m to the east, this then linking to village services.

Although the present width of Dawsons Lane is unsatisfactory for two vehicles to pass the proposal indicates that this can be widened together with junction improvements from land under the applicants control.

Considering the above positive points I feel that any highway objection would be very difficult to substantiate.

Should your Authority be minded to approve the application the following conditions and informative note should be appended to any consent notice issued:

www.norfolk.gov.uk
1. **SHC 10 (Variation)** Prior to any works starting on site the junction of Dawsons Lane with Blofield Corner Road shall be upgraded / widened to a minimum width of 5 metres and provided with kerb radii of 6 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

2. **SHC 39A** Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the highway improvement works (new section of 1.8m wide footway linking from Dawsons Lane to existing footway on Blofield Corner Road to the east) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

3. **SHC 39B** Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

4. **SHC 05** Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:

   i) Access arrangements.
   ii) Parking provision in accordance with adopted standard.

**Inf.1** It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant’s responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council’s Highways Development Management Group based at County Hall in Norwich. Please contact Stephen Coleman on 01603 430596.
Yours sincerely

Stephen Coleman

Highways Development Management Officer
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.
Dear Cheryl,

Ref 20172032 – 8 Dwelling Houses (Outline), Land at Dawson's Lane, Bloefield NR13 4SB

Thank you for notifying me of the above application, I have no objections to the plans presented.

Kind regards, Penny

Penny Turner

Architectural Liaison & Crime Reduction Officer

Broadland and North Norfolk

Sprowston Police Station
105-109 Wroxham Road
Norwich

NR7 8TU

Mobile: 07810813530
Email: turnerp@norfolk.pnn.police.uk

Click here for further Crime Reduction Advice

This e-mail carries a disclaimer

Go here to view Norfolk Constabulary Disclaimer
Spatial Planning Policy Comments

To: Cheryl Peel
From: John Walchester Spatial Planning Manager
Date: 30 November 2017
Planning application: 20172032
Description: Residential Development of 8 Dwellings (Outline).
Location: Land at Dawson's Lane, Blofield
Applicant: PPAP Investments Ltd.

I refer you to the National Planning Policy Framework (NPPF) (2012), the Joint Core Strategy (JCS) (adopted 2011,2014), the Development Management DPD (DMDPD) (adopted 2015), and the Site Allocations DPD (SADPD) (adopted 2016) and the Blofield Neighbourhood Plan.

Key policy matters of particular relevance to the application are:

NPPF

Paragraph 11 refers to planning law which "requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise" (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990).

Paragraph 13 explains that the NPPF is a material consideration in determining planning applications.

Paragraph 14 refers to "a presumption in favour of sustainable development" at the heart of the NPPF; and for decision-taking, unless material considerations indicate otherwise, "approving development proposals that accord with the development plan without delay"; and "where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

- any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted" (with examples given in a footnote, including those policies relating to sites protected under the Birds and Habitats Directives).

Paragraph 17 sets out 12 core land-use planning principles that should underpin planning and decision-taking. These include that planning should:

- "be genuinely plan-led", with "local and neighbourhood plans setting out a positive vision for the future of the area"; and plans "should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency";
- "proactively drive and support sustainable economic development", and "Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area";
- "contribute to conserving and enhancing the natural environment and reducing pollution";
- "...deliver sufficient community and cultural facilities and services to meet local needs".

Paragraph 47 refers to the supply of housing, including that Lpa’s should "identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their housing requirements".

Paragraph 49 further states that: "Housing applications should be considered in the context of the presumption in favour of sustainable development"; and "Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

Section 11 refers to conserving and enhancing the natural environment, with para 117 requiring impacts on biodiversity to be minimised; and para 118 stating that if significant harm to biodiversity cannot be avoided then planning permission should be refused, and proposed development affecting a SSSI and likely to have an adverse effect should not normally be permitted. Para 113 refers to the distinction to be made to the hierarchy of international, national and locally designated sites so that protection is commensurate with their status, with reference to Circular 06/2005 on the statutory obligations for biodiversity. In particular, Para 119 states: "the presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined".

**Joint Core Strategy (JCS)**

**Policy 1** Addressing climate change and protecting environmental assets.

**Policy 2** Promoting good design.

**Policy 4** Housing Delivery - includes a requirement of 33% affordable housing on sites of 16 or more dwellings (or over 0.6ha) and the application form gives the site area as 0.69 ha. However, the ministerial statement of 28 November 2014, which states that affordable housing obligations should not apply to sites of less 10 or less dwellings (max gross floorspace of 1,000 sq m), should be taken into account.

**Policy 9** Strategy for growth in the Norwich Policy Area.

**Policy 15** Service Villages

**Development Management DPD (DMDPD)**

**Policy GC1** Presumption in favour of sustainable development.

**Policy GC2** Location of new development (settlement limits).

**Policy GC4** Design

**Policy EN1** Biodiversity and habitats.

**Policy EN2** Landscape. (Also see Broadland Landscape Character Assessment SPD).
Policy EN3 Green Infrastructure.

Policy RL1 Provision of formal recreational space.

Policy TS3 Highway safety.

Site Allocations DPD (SADPD)

Paragraph 5.1 explains that Blofield is a Service Village located within the Norwich Policy Area. The site is located directly adjacent to the defined Settlement Limit for Blofield Heath.

Blofield Neighbourhood Plan
The Neighbourhood Plan for Blofield sets out policies for Housing and the Built Environment, Environment, Community, Economy, Services and Transport and Connectivity. I particularly refer you to HOU1 Local housing needs; HOU4 Rural image, heights and massing; HOU5 Parking for New developments; ENV2 Soft site boundaries and trees; COM1 New land for community use: TRA1 on local traffic generation and TRA3 on walking and cycling.

Comments
Planning Policy
The application site is outside the defined Settlement Limit for Blofield Heath. Consequently, the proposal conflicts with Policy GC2 of the Development Management DPD.

Policy EN2 of the DMDPD seeks to protect the character of the area. Reference is also made in the policy to the Landscape Character SPD. The application site is within Landscape Character Type D Tributary Farmland, character area D4 Blofield.

Policy EN3 of the DMDP requires the provision of adequate informal open space / green infrastructure, and the supporting text at para 3.24 explains that the provision of such green infrastructure "is of particular importance to address the potential impacts of increased visitor pressure on Natura 2000 sites, as identified in the HRA"; and "therefore, it will need to be ensured that the type of green infrastructure provided includes attractive, accessible greenspace that gives a credible alternative to visiting those sites". For smaller sites, such provision can be through an off-site commuted payment.

Under JCS Policy 4 the requirement is for 33% affordable housing on this size of site which would equate to 3 dwellings. Under the ministerial statement of 28 November 2014 affordable housing obligations should not apply to sites of less 10 or less dwellings (max gross floorspace of 1,000 sq m). As it is an outline application with all matters reserved it is not yet known what the actual total floorspace will be. However, the stated number of houses is 8, and for the size of site this gives a low density and so it can be expected that the size of the dwellings will be considerable and likely to exceed the 1000 sqm threshold. Consequently, the requirement for affordable housing should be addressed.

Other policy requirements, such as DMDPD policy EN3 on Green Infrastructure, RL1 on formal recreation provision and GC4 on Design and TS3 on highway safety, and the relevant Blofield NP policies would also need to be met.

In short, there is a **clear and significant conflict with the development plan** as the site is outside a defined Settlement Limit.
Other considerations
As referred to in para 11 of the NPPF, applications for planning permission must be
determined in accordance with the development plan unless material considerations
indicate otherwise. In policy terms a key consideration is the issue of housing supply.

Blofield Heath is located within the Norwich Policy Area (comprising parts of Broadland,
Norwich and South Norfolk) which is a distinct planning area for housing supply as set out
in JCS Policy 4. The last Annual Monitoring Report for 2015/16, published January 2017,
gives a housing supply figure for the NPA of 4.70 years as at 31 March 2016. Based on
this, NPPF para 49 applies and relevant policies for the supply of housing should not be
considered up-to-date. Further, housing applications should be considered in the context of
the presumption in favour of sustainable development, as set out in NPPF para 14. This
applies to the Neighbourhood Plan policies as well as to the Local Plan ones.

However, this does not mean that the Development Plan policies are not a consideration.
In accordance with recent court decisions, the decision-maker should have regard to the
Development Plan and the NPPF and give appropriate weight to the different elements,
together with any other material considerations, and come to a balanced judgment. The
shortfall in housing supply is a significant consideration, which would weigh in favour of the
application.

Conclusion

There is a policy objection to the proposal in principle, being outside the defined Settlement
Limit and so contrary to the Development Plan. The current lack of a 5 year housing land
supply is a significant material consideration that should be taken into account. However, this
does not automatically outweigh the development plan.

Consequently, although the site is located outside the Settlement Limit, the lack of a 5 year
supply could be judged a significant enough consideration to outweigh the Development Plan in
principle.
From: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Sent: 07 December 2017 13:00
To: Cheryl Peel
Subject: RE: RE: Land at Dawson's Lane,Blofield,NR13 4SB - 20172032

Dear Sir / Madam,

Thank you for your consultation on the above application received on Thursday 7th December 2017.

However, having reviewed the application as submitted, it appears that this development would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,

[Signature]

 omdat on behalf of Paul Donnachie

Community Services and Environment
Lead Local Flood Authority

From: Cheryl Peel [mailto:cheryl.peel@broadland.gov.uk]
Sent: 07 December 2017 11:47
To: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Cc: Underwood, Helen <helen.underwood@norfolk.gov.uk>; Nobbs, Jessica <jessica.nobbs@norfolk.gov.uk>
Subject: RE: Land at Dawson's Lane,Blofield,NR13 4SB - 20172032

Hello,

Given the issues with a previous application on Blofield Corner Road, I wonder if I can request your comments on this proposal as the local residents are all raising issues with regards to drainage?

Regards
Dear Sir / Madam,

Thank you for your consultation on the above application received on Tuesday 21st November 2017.

However, having reviewed the application as submitted, it appears that this development relates to 8 houses and would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-anc-water-management/flood-investigations).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,

[Signature]

Sent on behalf of Paul Donnachie

Community Services and Environment
Lead Local Flood Authority
-----Original Message-----
From: planning@broadland.gov.uk [mailto:planning@broadland.gov.uk]
Sent: 21 November 2017 15:22
To: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Subject: Land at Dawson's Lane, Blofield, NR13 4SB - 20172032

You have received this email from Broadland District Council (Planning Service) in relation to a planning matter at Land at Dawson's Lane, Blofield, NR13 4SB.

The attached correspondence contains important information; please retain it for your records.

If you would like to respond, please reply to planning@broadland.gov.uk

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you have received this email in error, please forward it to planning@broadland.gov.uk

If you cannot open the attachment you can download the following software free of charge:
- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.

--

To see our email disclaimer click here http://www.norfolk.gov.uk/emaildisclaimer

--

To see our email disclaimer click here http://www.norfolk.gov.uk/emaildisclaimer
Dear Sir / Madam,

Thank you for your consultation on the above application received on Tuesday 21st November 2017.

However, having reviewed the application as submitted, it appears that this development relates to 8 houses and would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,

Paul Donnachie

Community Services and Environment
Lead Local Flood Authority

-----Original Message-----
From: planning@broadland.gov.uk [mailto:planning@broadland.gov.uk]
Sent: 21 November 2017 15:22
To: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Subject: Land at Dawson’s Lane,Blofield,NR13 4SB - 20172032

You have received this email from Broadland District Council (Planning Service) in relation to a planning matter at Land at Dawson’s Lane,Blofield,NR13 4SB.

The attached correspondence contains important information; please retain it for your records.

If you would like to respond, please reply to planning@broadland.gov.uk

In any correspondence, please quote the Council reference number, which is included in the attached letter.
If you have received this email in error, please forward it to planning@broadland.gov.uk

If you cannot open the attachment you can download the following software free of charge:
- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.

To see our email disclaimer click here http://www.norfolk.gov.uk/emaildisclaimer
surface water, groundwater and ordinary watercourses. They were conferred this status by the Flood and Water Management Act 2010 and are required to deliver a strategy for local flood risk management in their areas, to investigate flooding and to maintain a register of flood risk assets. For Norfolk County Council this role is fulfilled by the authority's Flood and Water Management Team.

7.2 The LLFA role as statutory consultee to planning is created by the Town and Country Planning (Development Management Procedure) (England) Order 2015. Specifically Schedule 4 of this statutory instrument sets out the consultations before the grant of permission and paragraph (2e) states that the LLFA should be consulted on "major development with surface water drainage".

7.3 Major development is defined by Article 2(1) in Part 1 (Preliminary) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as development involving any one or more of the following:
(a) the winning and working of minerals or the use of land for mineral-working deposits;
(b) waste development;
(c) the provision of dwelling-houses where—
   (i) the number of dwelling-houses to be provided is 10 or more; or
   (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
(e) development carried out on a site having an area of 1 hectare or more.

7.4 As a statutory consultee, in line with the Code of Practice relating to consultations on planning applications, the LLFA is expected to respond to the LPA within 21 days of receiving a consultation. The LLFA has to make a substantive response which can be one of the following;
(a) states that the consultee has no comment to make;
(b) states that, on the basis of the information available, the consultee is content with the development proposed;
(c) refers the consultant to current standing advice by the consultee on the subject of the consultation; or
(d) provides advice to the consultant.

7.5 For re-consultations following the submission of further information by an applicant, the LLFA will request the LPA to allow a further 21 days to provide bespoke advice to be given. The LLFA will endeavour to reply to statutory consultations within 21 days of being consulted. If the Local Planning Authority requires a reply sooner than this they should inform the LLFA at the point of consultation.

7.6 The LLFA as a statutory consultee also has a duty to report to Government on their performance in providing a substantive response within that deadline. The annual report to the Government should be provided no later than 1st July and must relate to the previous financial year (e.g. starting 1 April in the preceding year).

8. Involving the LLFA when determining planning applications

8.1 Government acknowledged the need for LPAs to access advice from LLFAs as part of its changes to planning. As part of its consultation on further changes to statutory consultee arrangements for the planning application process Government sought to avoid unnecessary over-consultation of the LLFA and to focus their statutory consultation role on development where LPAs require expert advice to determine the application. Government's response to this consultation confirmed it was for this reason that they limited the LLFA statutory consultee role to major development.

8.2 As part of the consultation it was suggested that LPAs may find it helpful to agree with the LLFA the circumstances and locations where LLFA advice should be sought about a planning application which raises surface water or other local flood risk issues on a non-statutory basis. It was noted that the risk of over-consultation could also be managed locally by the LLFA informing the LPA that it does not wish to be consulted in certain instances or through providing standing advice. This was reinforced by Government's New Buritories Assessment that stated it was expected that in the first year of their statutory consultee role the LLFA will develop standing advice. It is against this background that Part B of this document has been developed.