

RE: 2023/1221 - BRIDGE at Marty's Marsh & Cremers Meadow (FRA)

Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Mon 04/09/2023 09:44

To: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Dear Claudia,

I have a pending re-consultation with the Environment Agency and ecologist outstanding on the additional information. I have checked and have not received a response from either yet. Best case scenario they are happy and I can continue to the decision; otherwise if they request anything else I will let you know.

With regard to viewing the application, it is viewed on the council's website rather than through the planning portal (the portal is the submission site only); you can search using the reference number here:
<https://info.southnorfolkandbroadland.gov.uk/online-applications/>

We will need to extend the deadline on the application to allow the current consultations to run their course; could we agree to the 22nd September as the new deadline for now?

Kind Regards

Peter Kerrison

Principal Planning Officer

t 01508 533793 e peter.kerrison@southnorfolkandbroadland.gov.uk



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From: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Sent: Friday, September 1, 2023 11:01 AM

To: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Subject: Re: 2023/1221 - BRIDGE at Marty's Marsh & Cremers Meadow (FRA)

Good morning Peter,

I have rather taken my eye off the ball on the planning permission and wondered if you could give me an update? Is there still some information outstanding that we need to provide? I know Eleanor gave you some additional documents from the contractor but I don't know if these were enough?

For some reason I cannot access the online planning portal, it won't accept my login details and I am not sent a confirmation email when I try to change my password, so I can't check on the progress. I don't know if this is a common problem?

Kind regards,

Claudia

Mrs Claudia Dickson
Deputy Clerk and RFO
Brundall Parish Council
07769 972902

Please note I work part time, 20 hours per week Monday to Friday

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From: blofieldpc@gmail.com <blofieldpc@gmail.com>
Sent: 13 July 2023 13:33
To: 'Peter Kerrison' <Peter.Kerrison@southnorfolkandbroadland.gov.uk>
Cc: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>; Sharon Smyth <clerk@brundall-pc.gov.uk>; 'Blofield Parish Clerk' <blofieldpc2@gmail.com>; burtonline <burtonline@btinternet.com>; 'Gill Buckley' <i.am.gillbuckley@gmail.com>; Sarah Dhesi <sarahdhesi2010@hotmail.co.uk>; 'BPC Chair' <sjsblofieldpc@btinternet.com>; 'Paul George' <Paul.George@wlma.org.uk>
Subject: FW: 2023/1221 - BRIDGE at Marty's Marsh & Cremers Meadow (FRA)

Good afternoon Peter,

Many thanks for your email and 'yes', we would be very happy for you to ask the questions and for you to share the FRA for Marty's Marsh (re-attached for ease) and if helpful, the Ecological appraisal – or any other helpful documentation!

I have also spoken to Brundall PC and they are also happy to share the FRA for Cremers Meadow (and all other documentation related to the planning application they submitted in 2016, including an ecological assessment) so we do hope that this helps covers all the bases. (See attached zip file.) [FYI – The FRA for Cremers Meadow was prepared by Tim Strudwick who is the Manager of Strumpshaw Fen RSPB Reserve and it was accepted by the EA.]

I understand the EA might want additional paperwork on the small area where the bridge will be but do hope that this will not be necessary, as it does seem crazy (from a layman's perspective) that taxpayer's money will go towards paying for something that already exists...?!

Please let me know if anything else might help argue the case.

In the meantime, many thanks for all your help, Eleanor

Eleanor Bannister
Blofield Parish Council – Deputy Clerk
E: blofieldpc@gmail.com

W: www.blofieldpc.info

F: www.facebook.com/blofieldparishcouncil

M: 07703 124544

A: 35 Church Plain, Loddon, NR14 6EX



Blofield Parish Council



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From: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Sent: Wednesday, July 12, 2023 1:53 PM

To: blofieldpc@gmail.com (External) <blofieldpc@gmail.com>

Cc: 'Claudia Dickson' <deputy.clerk@brundall-pc.gov.uk>; 'Blofield Parish Clerk' <blofieldpc2@gmail.com>; burtonline <burtonline@btinternet.com>; Sarah Dhesi <sarahdhesi2010@hotmail.co.uk>; 'BPC Chair' <sjsblofieldpc@btinternet.com>; 'Gill Buckley' <i.am.gillbuckley@gmail.com>; Mary Moxon <marycmoxon@gmail.com>; 'Paul Culley-Barber' <p.culley361@gmail.com>

Subject: RE: 2023/1221 - BRIDGE at Marty's Marsh & Cremers Meadow (FRA)

Dear Eleanor,

I still think the Environment Agency would want to see an element that is specific to the proposal, however, if you are happy for me to share this and your previous FRA attachment with them I am happy to ask the question. If we can get some targeted guidance we might be able to bring down the cost by requiring a smaller document even if they still need something else.

Kind Regards

Peter Kerrison

Principal Planning Officer

t 01508 533793 e peter.kerrison@southnorfolkandbroadland.gov.uk



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From: blofieldpc@gmail.com <blofieldpc@gmail.com>

Sent: Monday, July 10, 2023 5:14 PM

To: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Cc: 'Claudia Dickson' <deputy.clerk@brundall-pc.gov.uk>; 'Blofield Parish Clerk' <blofieldpc2@gmail.com>; burtonline <burtonline@btinternet.com>; Sarah Dhesi <sarahdhesi2010@hotmail.co.uk>; 'BPC Chair' <sjsblofieldpc@btinternet.com>; 'Gill Buckley' <i.am.gillbuckley@gmail.com>; Mary Moxon <marycmoxon@gmail.com>; 'Paul Culley-Barber' <p.culley361@gmail.com>

Subject: FW: 2023/1221 - BRIDGE at Marty's Marsh & Cremers Meadow (FRA)

Importance: High

Dear Peter,

It would be very helpful to have a quick call if at all possible.

The Parish Council is quite concerned as Paul George at Norfolk Rivers Drainage Board has had some quotes back for conducting a FRA and they are high. One company has quoted a fee for the FRA of £1,950 plus VAT, and another just over.

We have found the attached 'Flood Risk Assessment' from 2020 which was completed by Norwich City Council Design, Conservation and Landscape, when the Parish Council bought Marty's Marsh. Given it is known that it is prone to flooding, is another costly FRA required?

I am available tomorrow for a quick call and/or if helpful to meet onsite, this could easily be arranged on Wednesday. (Claudia is on annual leave at the moment.)

With many thanks, Eleanor

Eleanor Bannister
Blofield Parish Council – Deputy Clerk
E: Blofieldpc@gmail.com
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M: 07703 124544
A: 35 Church Plain, Loddon, NR14 6EX



Blofield Parish Council



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From: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>
Sent: Wednesday, June 28, 2023 12:03 PM
To: Eleanor Bannister <blofieldpc@gmail.com>; Gill Buckley <i.am.gillbuckley@gmail.com>
Subject: Fw: 2023/1221 - Update

Hi Eleanor and Gill,

This is the response from Peter. It looks like this could cost some money as we will need a/two specialist(s) to do the assessments.

Kind regards,

Claudia

Mrs Claudia Dickson
Deputy Clerk and RFO
Brundall Parish Council
07769 972902

Please note I work part time, 20 hours per week Monday to Friday

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From: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Sent: 28 June 2023 11:36

To: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Subject: RE: 2023/1221 - Update

Hi Claudia,

Thank you for the extension of time. Both documents are a good starting point which give the background of the site, but in both cases (ecology and Flood Risk) this would need to be built upon with an assessment of the specific impact on that baseline from the proposed development (i.e the construction of the bridge).

In the most basic terms, for ecology, what is in the exact location of the bridge at the moment, (both flora and fauna - we already have an indication water voles may be present), are they going to be disturbed and if so what can be done to mitigate or replace this. Construction impact will need to be considered as silt input to the water (or other pollution, especially if concrete etc. is being used) from construction activities may have ecological implications.

For flood risk, this is what impact would the structure of the bridge have on a flood event (does it displace or divert water and would it cause a backup in the flow) and if it does impact, how would that be mitigated. This could probably also include a very short statement that flood alerts will be monitored during construction for the safety of construction workers just to be sure.

There are technical standards for both flood risk and ecology assessment and the reports would need to be done by an appropriately qualified person. They will be assessed by the Environment agency and our internal ecologist respectively with feedback coming to me regarding implications on the planning decision and recommendations for conditions.

Kind Regards

Peter Kerrison

Principal Planning Officer

t 01508 533793 e peter.kerrison@southnorfolkandbroadland.gov.uk



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From: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>
Sent: Tuesday, June 27, 2023 4:09 PM
To: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>
Subject: Re: 2023/1221 - Update

Hi Peter,

I think I understand that... We do need a Flood Risk Assessment and Ecology Assessment but I am not sure if the examples I sent you previously are good enough for us to repeat or if we need something more indepth?

I am on holiday from Friday for 2 weeks and will not be able to action either of those before the 7th July so I am more than happy to extend the application to the 31st July.

Kind regards,

Claudia

Mrs Claudia Dickson
Deputy Clerk and RFO
Brundall Parish Council
07769 972902

Please note I work part time, 20 hours per week Monday to Friday

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From: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Sent: 21 June 2023 16:25

To: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Subject: RE: 2023/1221 - Update

Dear Claudia,

Thank you for your reply and additional information. I can confirm the red line is now satisfactory so I will add this to the file.

With regard to the flood risk assessment, while it may not be required for the permit, it is required in order to gain planning permission as a result of planning legislation (which is different from the permitting legislation). The Environment Agency response (attached) has explained this through the extract I have quoted below:

"Our maps show the application site lies within fluvial Flood Zone 3, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. Paragraph 163, footnote 50 of the NPPF requires applicants for planning permission to submit a site-specific FRA when development is proposed in such locations"
The response also contains guidance relating to what the FRA needs further through the response.

With regard to the ecology survey, thank you and noted; our ecologist will assess the findings when we receive it. It is worth highlighting to your consultant that the Environment Agency response also highlights the Water Voles and recommends a pre-commencement condition, if any of the requested information can be provided upfront, I can re-consult the Environment Agency on that as well as the FRA when I receive it and it may avoid the need for that condition. Like the FRA there are planning requirements for this separate to the permitting regulations.

Finally, given the need to re-consult when additional information is provided, we will need to extend the application past the 7th July date. Could we say the 31st July for now and review this closer to the time?

Kind Regards

Peter Kerrison

Principal Planning Officer

t 01508 533793 e peter.kerrison@southnorfolkandbroadland.gov.uk



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From: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Sent: 13 June 2023 13:02

To: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>

Subject: Re: 2023/1221 - Update

Good afternoon Peter,

I now have an updated map of the bridge and works area (attached) and the contractor has answered your queries:

- The application red line is very large at the moment. It needs to be revised to include only the Bridge, access to the bridge, works areas and any landscaping. [Updated and attached. Hopefully containing everything required as recommended. Please let me know if any further updates are required.](#)
- I have an email from the Environment Agency to say this application needs a Flood Risk Assessment due to its being located within Flood Zone 3. Once you have supplied this I will need to re-consult them so they can assess it. [This will be assessed as part of the Environmental Permit / Flood risk activities permit that will be issued by the EA for footbridges a full assessment is not required, and we have followed the guidance issued by the EA as part of their preapplication advice. Draft documents attached for review and comment.](#)
- The application needs an ecology assessment which I cannot see on the file at the moment; once received I will consult our ecologist. [I have arranged for our ecologist to do. The cost will be covered as part of the mitigation works / contingency. I'll push to get this done in the next couple of weeks](#)

I will forward the ecology assessment when received. Any questions please let me know.

Kind regards,

Claudia

Mrs Claudia Dickson

Deputy Clerk and RFO

Brundall Parish Council

07769 972902

Please note I work part time, 20 hours per week Monday to Friday

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From: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>

Sent: 08 June 2023 10:09

To: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>
Subject: Re: 2023/1221 - Update

Good morning Peter,

Thank you for getting in touch, apologies for taking a few days to get back to you.

I have asked the contractor to redo the map and will send it on as soon as I can.

How much detail is required for the Ecological and Flood Risk Assessments? I've attached the original ones done when we purchased Cremer's, would something similar be acceptable?

I am also waiting on the construction area information and will forward it as soon as I have it.

Kind regards,

Claudia

Mrs Claudia Dickson
Deputy Clerk and RFO
Brundall Parish Council
07769 972902

Please note I work part time, 20 hours per week Monday to Friday

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From: Peter Kerrison <Peter.Kerrison@southnorfolkandbroadland.gov.uk>
Sent: 02 June 2023 15:22
To: Claudia Dickson <deputy.clerk@brundall-pc.gov.uk>
Subject: 2023/1221 - Update

Good Afternoon,

I have been having an initial look at the above referenced application and I will need an amendment and some additional information to progress the assessment. I have listed these below;

- The application red line is very large at the moment. It needs to be revised to include only the Bridge, access to the bridge, works areas and any landscaping.
- I have an email from the Environment Agency to say this application needs a Flood Risk Assessment due to its being located within Flood Zone 3. Once you have supplied this I will need to re-consult them so they can assess it.
- The application needs an ecology assessment which I cannot see on the file at the moment; once received I will consult out ecologist

I will also be useful to understand what temporary arrangements will be in place for construction in the areas marked on the plan and how these will be restored once construction is complete. I am happy to arrange a call to discuss the above points next week if you would like.

Kind Regards

Peter Kerrison

Principal Planning Officer

t 01508 533793 e peter.kerrison@southnorfolkandbroadland.gov.uk



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