

From: Hannah Purkis
Sent: 10 Aug 2021 12:39:22 +0000
To: customer.services
Cc: Mills, Penelope
Subject: 2021-08-10 HP Reply Little Court, Haverhill Road, Little Wrating Ref: DC/21/0315/FUL

[THIS IS AN EXTERNAL EMAIL]

Dear Penny,

Subject: Planning application – Specialist dementia care village for up to 120 residents, including 20 x 6 bedroom apartments provided within 5 buildings; central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation; club/hobby rooms; treatment/counselling rooms; vehicle and cycle parking; landscaping proposals and associated works. Little Court, Haverhill Road, Little Wrating, CB9 7UD.

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application **Ref: DC/21/0315/FUL**.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Amended Location Plan Dated: Jun 2021 Ref: 410_00_00_EX_A_0011 Rev 2
2. Planning Statement Dated: Feb 2021 Ref: SGP/20-01437
3. Amended Proposed Block Plan Dated: Jun 2021 Ref: 410_00_00_PL_A_1010 Rev 2
4. Topography Plan Dated: Jan 2021 Ref: 410_00_00_PL_A_1015
5. Flood Risk Assessment Dated: Feb 2021 Ref: CCE/ZA921/FRA-03
6. Land Contamination Assessment Dated: Feb 2021 Ref: 5449,DS/DESK/AT,TP/08-02-21/V2
7. Surface Water Management Note Dated Jul 2021 Ref: B411 Little Court, Haverhill
8. Surface Water Management Note 02 Dated: Jul 2021 Ref: Little Court, Haverhill

We propose the following conditions in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water (Cannon Consulting, dated: Jul 2021, ref: Note B411 & Note 02) and the Flood Risk Assessment (Cannon Consulting, dated: Feb 2021, ref: CCE/ZA921/FRA-03) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

Informatives:

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991,
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017,
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution,
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act,
- Any works to a main river may require an environmental permit.

Kind regards

Hannah

Hannah Purkis BSc (Hons) GradCIWEM
Flood and Water Engineer
Flood and Water Management

Growth, Highways and Infrastructure Directorate
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

External No: 01473 260386

Mobile No: 07597 526364 (if no answer please ring External No.)

Email : hannah.purkis@suffolk.gov.uk

NB: As of April 2021, pre app advice for planning applications within the West Suffolk Area will be chargeable. Further details are available at www.suffolk.gov.uk.

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