



Subject: 2022-07-28 SS Reply Land At Haverhill Business Park, Phoenix Road, Helions Bumpstead Ref 22/01217/REM  
 Date: 21 June 2022 14:39:46  
 Attachments: [image001.png](#)

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Dear Carol Wallis

Subject: 22/01217/REM - Application for the Approval of Reserved Matters (in respect of Access, Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 15/01477/OUT granted 04.10.2016 for: Construction of access road and the erection of a freestanding drive-thru restaurant with car parking, goal post height restrictor, customer order displays and associated works. Land At Haverhill Business Park, Phoenix Road, Helions Bumpstead

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref 22/01217/REM

The following submitted document[s] have been reviewed and we recommend a holding objection at this time:

- Covering Letter provided by Planware Reference 400/5912 dated 05 May 2022
- Landscape Plan Reference 8342-SA-8333-P007
- Site Layout Plan Reference 8342-SA-8333-P004 A

A holding objection is necessary because no information has been provided in relation to the proposed drainage strategy for this phase. Therefore, we are unable to assess whether proposed reserved matters will impact the proposed drainage for the site.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The point[s] below detail the action required in order to overcome our current objection:-

We note that the proposed site is part of wider phased development and as stated within the cover letter full details regarding SuDS/drainage will be provided in separate application for the discharge of condition 6 and 21 for this phase. However, as part of the reserved matters application we need to the drainage proposals for the site in relation to the landscaping and layout. This is also required to ensure the drainage proposals can adequately contain the 1 in 100 year rainfall event plus 45% for climate change onsite. As a minimum the information should include;

1. Detailed Development Layout and SuDS Provision Plan (in line with the proposed landscaping details). Please note that as this a new development site, we would expect above ground SuDS to be prioritised. Above ground measures such as permeable paving, swales etc. could be used on impermeable sites and utilised within green space and areas of landscaping. Prioritising above ground methods and providing source control measures can ensure that surface water run-off can be treated in a sustainable manner and reduce the requirement for maintenance of underground features. The surface water management system is an integral part of the layout, we need to be in approval of the scheme before the reserved matters should be discharged.
2. Although flood risk should have been resolved at an earlier stage, it looks like there is a low risk flow path through the site, has this been incorporated in the layout?
3. Hydraulic calculations (MicroDrainage "Network" output) based on the agreed discharge rate for this parcel into Anglian Water surface water sewers.

As a minimum, we require the following document and information to be submitted for each type of planning application or stage with the planning process.

Document Submitted	Document Description	Reserved Matters
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)	
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on:- <ul style="list-style-type: none"> <li>• Existing drainage (inc adjacent roads)</li> <li>• Impermeable Area (Pre and Post Development)</li> <li>• Proposed SuDS</li> </ul>	

	<p>Hydraulic Calculations (see below)</p> <ul style="list-style-type: none"> <li>• Treatment Design (i.e. interception, pollution indices)</li> <li>• Adoption/Maintenance Details</li> <li>• Exceedance Paths</li> </ul>	
Contour Plan	Assessment of topography/flow paths/blue corridors	
Impermeable Areas Plan	Plan to illustrate new impervious surfaces	
Preliminary Layout Drawings (including landscaping details)	<p>Indicative drawings of layout, properties, open space and drainage infrastructure including:-</p> <ul style="list-style-type: none"> <li>• Discharge location (outfall)</li> <li>• Conveyance network</li> <li>• Form of SuDS and location on the site</li> </ul>	
Preliminary Site Investigation Report	3 or more trial pits to BRE 365 and associated exploratory logs (check for groundwater)	
Preliminary hydraulic calculations	<ul style="list-style-type: none"> <li>• Discharge Rates (using suitable method i.e. FEH, IH124 (ICPSUDS) or modified rational method (brownfield sites)</li> <li>• Storage Volume</li> <li>• Long Term Storage (if required)</li> </ul>	
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.	
Detailed Development Layout and SuDS Provision Plan (including landscaping details)	Dimensioned plans showing the detailed development layout including SuDS components, open spaces and exceedance corridors.	ü
Full SI Report	<p>Detailed assessment of ground conditions – leading on from initial testing</p> <ul style="list-style-type: none"> <li>• Widespread coverage of trial pits to BRE 365</li> <li>• Contamination/Pollution check</li> <li>• Groundwater Monitoring</li> </ul>	ü
Detailed Drainage Scheme Plan	<p>Dimensioned plan showing main aspects of the drainage infrastructure. Plans should ref:-</p> <ul style="list-style-type: none"> <li>• SuDS details (size/volume)</li> <li>• Pipe Numbers/Sizes/Levels</li> <li>• Outfall &amp; Permitted Discharge (if applicable)</li> </ul>	ü
Detailed SuDS Drawings (Open SuDS)	Dimensioned plans of proposed SuDS components i.e. scaled cross sections/long sections	ü
Full hydraulic calculations (MicroDrainage “Network” output)	At this stage, SCC require simulations of the drainage network inc SuDS components. MicroDrainage Network should be submitted for 1,30 and 100yr+CC storms. (Source Control files are useful but not enough on their own)	ü
Discharge Agreements	Evidence of any permissions or permits being obtained.	ü
Health and Safety Risk Assessment	Where deep open SuDS (water level >0.5m) are proposed a H&S file will be required.	
Surface Water Construction Plan	Plan of how surface water runoff is to be attenuated and treated during the construction phase. Including plans of any temporary drainage.	

Kind regards,

**Sana Shaikh**

Flood and Water Engineer  
Flood and Water Management  
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My working days are Monday – Wednesday.

NB: As of April 2021, pre app advice for planning applications within the West Suffolk Area is now chargeable. Further details are available at [www.suffolk.gov.uk](http://www.suffolk.gov.uk).



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