Your Ref: DC/26/0751/FUL
Our Ref: SCC/CON/2643/26
Date: 11 June 2026
Enquiries to: Floods@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Recipient Email: planning.help@westsuffolk.gov.uk

Recipient Address:
West Suffolk Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Amy Murray

Dear Amy Murray,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/26/0751/FUL
PROPOSAL: Planning application - lagoon to retain water dispersed from fire water tanks in the event of a fire

LOCATION: Fire Water Lagoon 16 Piperell Way Haverhill

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application Ref: DC/26/0751/FUL and the following submitted documents and we recommend **a holding objection** currently:

- Sections through Firewater Lagoon Ref 64363-113 Rev P2
- Proposed Site Block Plan Ref 64363-113 901 Rev P1

A holding objection is necessary because additional information is required from the applicant to ensure that the proposed lagoon will not increase flood risk elsewhere in accordance NPPF.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection. 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 points below detail the actions required to overcome our current objection:

1. Demonstrate that the storage basin can accommodate a 1:30 rain fall event and will not increase flooding elsewhere in a 1:100+CC rainfall event.
2. Demonstrate how an overflow/flood exceedance event will be managed.
3. Increase the freeboard to 300mm.

Yours Sincerely,

Jason Skilton
Flood & Water Engineer