Your Ref: SCC/CON/1678/26
Our Ref: DC/25/1988/RM
Date: 23 April 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: Charlotte Waugh

Dear Charlotte Waugh ,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/25/1988/RM**

**PROPOSAL: Reserved matters application - a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 95 dwellings (including 42 affordable) (parcel A9); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable and b. including application to partially discharge conditions 4, 6, 7, 8, 9, 15, 28, 30, 37, 38 and 44 of DC/15/2151/OUT**

**LOCATION: Parcel A9 Land North Of Haverhill Haverhill Suffolk**

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application Ref: DC/25/1988/RM and the following submitted document and we recommend **approval of this application subject to conditions:**

- Parcel A9 Drainage and SuDS Strategy – 2503710_A-R01 – March 2026

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

**Condition**: The strategy for the disposal of surface water (dated March 2026, ref: 2503710_A-R01) 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

**Condition**: 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/

**Condition**: 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/

We would like to make the applicant aware of the following 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

Yours Sincerely,
Miles Orlopp
Flood & Water Engineer
Growth, Highways and Infrastructure