

Dear Mark Russell,

**Subject: 10 Ipswich Road, Debenham, Stowmarket, IP14 6LB – DC/19/01771**

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01771.

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

1. Dwg No. P000 – Site Location Plan
2. Dwg No. P001 rev. D – Proposed Site Layout
3. Planning, Design and Access Statement (April 2019)
4. Landmark Information Sitecheck Assess document (dated 15th April 2019) – Report reference: 200902928
5. Revised ARK Environmental Consultancy Ltd ‘Flood Risk Assessment & SUDS Strategy for Planning’ (dated June 2019)
6. Geosphere Environmental report – Ref. 3949,DS,DESK,PC,TP,15-15-19,V2 (dated 15/05/19)
7. Geosphere Environmental Infiltration Test results (dated 14/06/19)
8. Geosphere Environmental Trial Pit Log (dated 12/06/19)
9. HR Wallingford ‘Surface water storage requirements for sites’ (dated 18/06/19)

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

1. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority.

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. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

3. With 28 days of the completion of the last dwelling, details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority’s Flood Risk Asset Register.

Reason: 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 per 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/>

## 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 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 section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind regards,

**Ellie Beecroft**

Senior Flood and Water Technician  
Flood and Water Management  
Growth, Highways and Infrastructure Directorate  
Suffolk County Council