

**From:** [GHI Floods Planning](#)  
**To:** [BMSDC Planning Area Team Green](#)  
**Cc:** [Jasmine Whyard](#); [Mark Russell](#); [Grace Waspe](#)  
**Subject:** 2020-08-20 JS Reply Klondyke Field , West Of Bourne Hill, Wherstead, Suffolk Ref DC/20/00701  
**Date:** 20 August 2020 14:22:54

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Dear Jasmine Whyard,

Subject: Klondyke Field , West Of Bourne Hill, Wherstead, Suffolk Ref DC/20/00701 Reserved Matter Application and Discharge of Conditions 31, 32 & 33

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/00701.

The following submitted documents have been reviewed and we recommend **approval** of the reserved matter application, planning conditions 31, 32 and **refusal** of planning condition 33 at this time:

- Flood Risk Statement and Sustainable Drainage Strategy Ref 196001-01A April 2020
- Site Location Plan Ref 8885 / 01
- Proposed Site Plan Ref 8885 / 03
- Notice to Grant Consent, East Suffolk IDB Ref 20\_02645\_C

### **Planning Conditions Approved**

31. Prior to commencement of development a surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to a rate suitable for the highway culvert underneath the A137 for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flow paths and demonstration that the flows will be routed to areas of least vulnerability and will not flood buildings on or off the site, and if they are to be directed to the surface water 2 drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

32. Prior to commencement of development details of the implementation, maintenance and management of the surface water drainage scheme shall be 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.

### **Planning Conditions Refused**

33. The development hereby permitted shall not be occupied until details of all Sustainable Urban 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 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

The points below detail the action required in order to overcome our current refusal:-

1. Condition 33 – This condition cannot be signed off until the strategy has been agreed and the applicant must then complete and submit a flood risk asset register, once the surface water drainage system has been installed and inspected.

a. Template can be found here. <https://www.suffolk.gov.uk/roads-and-transport/floodinganddrainage/flood-risk-asset-register/>

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council  
Growth, Highway & Infrastructure  
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

**\*\*Note I am remote working for the time being\*\***

-----Original Message-----

From: planninggreen@baberghmidsuffolk.gov.uk <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 17 August 2020 14:54

To: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Subject: BDC Planning Re-consultation Request - DC/20/00701

Please find attached planning re-consultation request letter relating to planning application - DC/20/00701 - Klondyke Field , West Of Bourne Hill, Wherstead, Suffolk

Kind Regards

Planning Support Team

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