

**TO: Members and Substitutes of the
Development Control Committee**

**(Copy to recipients of Development
Control Committee Papers)**

Our reference HH
Your reference N/A
Contact Helen Hardinge
Direct Dial 01638 719363
Email helen.hardinge@westsuffolk.gov.uk

31 May 2019

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY 5 JUNE 2019

I am now able to enclose, for consideration at the Development Control Committee on Wednesday 5 June 2019, an update report relating to the following item:

**Agenda
No**

6. **Planning Application DC/19/0479/FUL - Land East of Chivers Road, Haverhill (Pages 1 - 2)**

Report No: **DEV/WS/19/002**

Planning Application -26no. dwellings and associated works including parking, vehicular access and landscaping

Yours sincerely

Helen Hardinge
Democratic Services Officer
HR, Legal and Democratic Services

Jennifer Eves • Assistant Director (Human Resources, Legal and Democratic Services)
Tel 01284 757015 • **Fax** 01284 757110
Email democratic.services@westsuffolk.gov.uk



West Suffolk
Council

West Suffolk House • Western Way • Bury St Edmunds • Suffolk • IP33 3YU
West Suffolk Council • College Heath Road • Mildenhall • Suffolk • IP28 7EY

www.westsuffolk.gov.uk

This page is intentionally left blank

Development Control Committee

5 June 2019

Late Paper

Item 6 – DC/19/0479/FUL: Land East of Chivers Road, Haverhill, Suffolk

1. Following publication of the report in respect of the above application, it was noted in paragraph 7 that Suffolk County Council Flood & Water Management have been re-consulted on amended drainage details, the response received on the 29th May 2019 is below. Officers are recommending the inclusion of these conditions in addition to those reported in the original Officer report.

SCC Flood and Water Management have reviewed the latest drainage documentation by Richard Jacksons and have no further objections. We are minded to provide approval with our standard conditions for detail design:-

- A. *No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The applicant shall submit a detailed design based on the Drainage Strategy by Richard Jackson Engineering (ref:- 49291-PP-003 Rev A and dated 02 May 2019) + FRA by Richard Jackson Engineering (ref:- 49291 Issue A and dated 02 May 2019) and will demonstrate that surface water run-off generated by the development will be limited to 3l/s up to and including the critical 100yr + CC storm.*

Reasons: To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control). To ensure the development is adequately protected from flooding. To ensure the development does not cause increased pollution to water environment.

- B. *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.

- C. *The [X no of dwelling/building] 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 2010 in order to enable the proper management of flood risk with the county of Suffolk.

- D. *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 local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:*
- a. *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

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.*