

Dear Planning Inspectorate,

The below sets out the LLFA's position with regards to the appeal ref: APP/D3505/W/25/3370515.

Suffolk County Council in its capacity as the Lead Local Flood Authority have reviewed appeal number APP/D3505/W/25/3370515 and the proposed changes as detailed in the following document:

1. Appendix 1 – Amended Scheme Clarification Note.

The LLFA believe the proposed changes will not have an impact on the site wide drainage strategy and our position, as stated in our response from 11<sup>th</sup> December 2023 (attached for convenience) remains the same, although an additional condition to update the FRA has been added as detailed below.

The LLFA were first consulted on the 7<sup>th</sup> December 2023, our recommendation at the time was for approval subject to conditions (as attached). The LLFA was consulted again on 10<sup>th</sup> July 2024 and recommended that our position from the previous response had not changed.

Due to changes in the flood risk mapping in early 2025, the sites predicted level of flood risk has had a minor change. The site is generally predicted to be at lower risk from surface water than was previously predicted, however there is an area to the south west of the site near Grove Farm, where the flood risk has increased slightly, as such the LLFA would expect to see the appellant amend the flood risk assessment to reflect these changes in order to ensure that the assessment was based on the most recent data available.

The nature of a solar farm development is such that downstream flood risk is unlikely to be significantly impacted and the proposals incorporate all of the LLFA's standing guidance on solar farms ensuring overland flows are intercepted to prevent erosion and help to mitigate flood risk in large scale rainfall events, mitigating against any potential impacts the site may have. Providing the requested updates to the FRA are completed, the LLFA would have no objection to the proposals.

We propose the following conditions in relation to surface water drainage and flood risk for this application.

1. The strategy for the disposal of surface water (dated August 2023 Ref 14716-FRA & Drainage Strategy-02) 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*

2. No development shall commence until details of the flood risk assessment on the site have been submitted to and approved in writing by the local planning authority (LPA).

*Reason: To ensure that the most accurate and up to date information is incorporated into this proposal, to ensure that the proposed development can be adequately drained without increasing flood risk downstream*

Regards

**John Jousiffe**

Flood & Water Engineer

Flood & Water Management (LLFA)

Growth, Highways & Infrastructure

Email: [john.jousiffe@suffolk.gov.uk](mailto:john.jousiffe@suffolk.gov.uk)

Original application response email:

Dear Bron Curtis,

Subject: Land At Grove Farm And Land East Of The Railway Line, Bentley Ref DC/23/05656 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/23/05656.

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

- Flood Risk Assessment & Drainage Strategy Dated August 2023 Ref 14716-FRA & Drainage Strategy-02

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

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated August 2023 Ref 14716-FRA & Drainage Strategy-02) 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*

## 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.

Kind Regards

Jason Skilton

Flood and Water Engineer

Suffolk County Council

The Suffolk SuDS Guide has been updated (March 2023)

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

From: [planningpink@baberghmidsuffolk.gov.uk](mailto:planningpink@baberghmidsuffolk.gov.uk) <[planningpink@baberghmidsuffolk.gov.uk](mailto:planningpink@baberghmidsuffolk.gov.uk)>

Sent: Thursday, December 7, 2023 12:29 PM

To: GHI Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>

Subject: BDC Planning Consultation Request - DC/23/05656 - FUL

Please find attached planning consultation request letter relating to planning application - DC/23/05656 - Land At Grove Farm And Land East Of The Railway Line, Bentley, , ,

Kind Regards

Planning Support Team