My ref: FR/25-000111
Your ref: 25/00489/FUL
Date: 24/06/2025
Doc no: 201111977
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PROPOSAL: Erection of an agricultural building for free range egg production with associated feed bins, linked egg packing and storage building, linked manure trailer store, hardstandings and access track.

Land South East Of Wood Farm Vicarage Road Waresley

Comments from Lead Local Flood Authority (LLFA)

Dear Hannah,

Thank you for your re-consultation which we received on the 10th June 2025.

We are **unable to support** the application for the following reasons:

1. **Drainage Strategy Drawing**
   The most recent drainage strategy drawing appears to show the surface water pipe flowing under the watercourse and to a field in further north as opposed to into the ditch, the resolution of the drawing is such that we are unable to determine the details and text. A higher resolution plan is required in order to approve any changes to the plan.

Informatives

Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Yours sincerely,

[redacted]

Flood Risk Manager

If you have any queries regarding this application please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.