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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 27th June 2025.

We have reviewed the following documents:

- Flood Risk Assessment and Sustainable Drainage Strategy, Alan Wood & Partners, Ref: 51768, Rev: A, Dated: 6th June 2025
- Proposed Drainage Layout, Alan Wood & Partners, Ref: 4300, Rev: P3, Dated: 26th June 2025

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection in principle** to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of a series of drainage channels and filter drains discharging from site via swale into the existing watercourse to the north. A flow control restricts this discharge rate to 3l/s. As half drain times exceed 24 hours during the 1 in 100 year storm event further modelling has shown the swale can accept flows from an additional 1 in 10 event following this with no flooding. Whilst the LLFA usually do not accept 1 in 2 gradient on swales and basins due to the nature of the site and swale this is deemed acceptable in this case.

A maintenance plan has also been provided outlining maintenance and adoption details of all surface water drainage features on site.

We request the following conditions are imposed:

Condition 1
No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Sustainable Drainage Strategy, Alan Wood & Partners, Ref: 51768, Rev: A, Dated: 6th June 2025has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason
To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Condition 2
No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason
To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

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.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction

phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Yours sincerely,

H Tandy

Hilary Tandy
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.