

Growth & Environment

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Contact: SuDS and Watercourses Team
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Your ref: 25/03064/DOC
Date: 9 September 2026

Dear Saffron Loasby

RE: Application Details reserved by condition 31 (Drainage 1) of planning permission reference 20/02412/FP granted 17 July 2025 - Land between 53 and 81 and Land Rear of 7-53 Waterdell Lane St Ippolyts

Thank you for your re-consultation on the above site, received on 6 August 2026. We have reviewed the application as submitted and wish to make the following comments.

The applicant seeks to discharge Condition 31 (Drainage 1) of planning permission 20/02412/FP which includes *'Erection of 52 dwellings including open space, landscaping, local area for play, and associated highway works (as amended by plans received 9 March 2023 and 30 August 2023)'*.

This response must be read in conjunction with the LLFA's response letter dated 26 March 2026. We have reviewed the information submitted till date. The LLFA noted that the applicant has lowered the top of bank of an attenuation basin to 77.70 mAOD to represent the emergency spillway via swale. The negative mass balance has been assessed and identified that because of the presence of hydro brake at the node S15. Due to the restricted flow happening between nodes P1 and S15 the mass balance is showing negative flows, but the 100 year + 40% climate change show surcharged (not flooding or flood risk), therefore the drainage system is not overtopping. Considering the above-mentioned explanation the LLFA agree with the information provided and have no further comments on the wording of Condition 31.

We advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 31.

Yours sincerely

Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth and Environment