

Hi Sam

Should the application be granted planning permission, despite our objection, we would request the follow conditions to be applied:

**Detailed SuDS design**

“No development shall commence on site until the full details of the proposed surface water drainage scheme, and a construction method statement, have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The results of winter groundwater monitoring, to establish the highest annual ground water levels will be required to support the design of the SuDS features. No building shall be occupied until the complete surface water drainage system serving the building has been implemented in accordance with the agreed scheme/drawings and method statement. The agreed scheme is to remain in place for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies

**SuDS/watercourse maintenance manual**

“No development shall commence on the Sustainable Drainage System (SuDS) until full details of the maintenance and management of the SuDS system, set out in a site-specific maintenance manual, and has been submitted to and approved in writing by the Local Planning Authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer’s recommended design life. The manual shall also include details of the arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site. Such arrangements shall include the provision of a minimum 3 metre buffer for maintenance access. The future access and maintenance shall thereafter be carried out in accordance with the approved details. At no time shall current and future landowners be restricted or prevented from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site, as a result of the development. Upon completed construction of the SUDS system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual, including the approved access and maintenance details for any watercourse or culvert.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

**SuDS Verification condition**

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local

Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition (insert number of detailed SuDS design condition). Where necessary, details of corrective work to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF.

Kind regards

Duncan

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