

**Planning Permission: DC/22/1266/FUL Dwelling, Flax Farm, Stansfield Road,
Poslingford, Suffolk**

Planning Condition 5: Surface Water Discharge

17 November 2022

1. Introduction

This statement outlines the proposal to discharge Condition 5 of planning permission DC/22/1266/FUL.

2. Planning Condition 5 Surface Water Discharge

Planning Condition 5 states that before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent discharge of the surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

3. Proposal

It is proposed that the requirement to meet Planning Condition 5 is deferred until the work required to satisfy Planning Condition 9 Contamination has been completed. This is for the following reasons:

- (i) The results of the Site Investigation for Planning Condition 9(ii) and the accompanying Remediation Strategy Planning Condition 9(iii) require that the required remediation works will cover the whole of the red line development area and any drainage works already undertaken to meet Planning Condition 5 would potentially be damaged/destroyed.
- (ii) The same remediation works will involve a large volume of heavy construction traffic, which could damage any surface drainage works implemented to meet Planning Condition 5.

It is instead proposed that for the duration of the site remediation works until Planning Condition 9 is satisfied that the existing surface water discharge arrangements are maintained thereby preventing discharge of water onto the highway. The existing surface water discharge arrangements are:

- (i) Using the existing agricultural access from site to the metalled highway, see Figure 1 below, which is made from concrete and slopes away from the highway with a fall of 1:55.
- (ii) Any excess surface water then drains into the nearby drainage ditch via land drain.

These arrangements will mitigate the risk of hazards due to rainwater accumulating in the access area and creating flowing water or ice on the highway. The existing arrangements have been in regular use by a wide range of agricultural vehicles for 50+ years with no known issues.



Figure 1 Existing access area sloping away from the highway