

Subject: Valley Farm, Valley Lane, Great Finborough IP14 3BD Ref DC/23/03826 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/23/03826.

The following submitted document have/has been reviewed and the LLFA recommends a **holding objection** at this time:

- Flood Risk Scoping Report (Flood Risk Assessment) August 2023 Ref: 529 – FRA

A holding objection is necessary because a submitted flood risk assessment is in completed and using incorrect mapping.

**The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.**

The points below detail the actions required to overcome our current objection:-

1. FRA needs to be revised to cover all five types of potential flood risks, e.g., river/sea, surface water, ground water, reservoir, and foul.
2. Correct mapping/information needs to be utilised.
  - a. River/sea - [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/government/guidance/flood-map-for-planning)
  - b. Surface water - [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/check-the-long-term-flood-risk-for-an-area-in-england)
  - c. Groundwater - District Council, SFRA
  - d. Reservoir - [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/check-the-long-term-flood-risk-for-an-area-in-england)
  - e. Foul – District Council, SFRA

Applicant should also be aware of the potential requirement for an impoundment license. [Apply for a water abstraction or impounding licence - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/apply-for-a-water-abstraction-or-impounding-licence)

Kind Regards

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