

To:	Lucy Rutter-Dowd	From:	James Playfair
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Planning App Ref:	PL/2025/08985
Service Ref:	Drainage
Date:	01 December 2025

PROPOSAL

Full planning permission

Erection of 1 no. dwelling with associated access, parking, landscaping and private amenity space

SITE LOCATION

Land in East Grafton, East Grafton, SN8 3DB

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	
No objection subject to conditions	X
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- Proposed Site Plan
- Flood Risk Assessment & Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

The Development proposals include the erection of a detached dwelling and garage; with associated driveway, landscaping, and access

Assessment

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The site is located in Flood Zone 1 and has a low level of risk from pluvial flooding and a moderate level of risk from groundwater flooding.

Infiltration testing in accordance with BRE 365 was undertaken in June 2025 to determine the rate at which this may occur

The hardstanding will be of a permeable construction, with the formation lined with a permeable geotextile to allow infiltration of flows to ground

Roof water from the proposed dwelling and garage is proposed to be collected through traditional rainwater downpipes and conveyed to two interlinked, lined soakaways to the north of the Site

RECOMMENDATION

No objection subject to the following conditions

- Due to the potential for moderately high levels of groundwater at the site, the applicant is to groundwater level monitoring in the winter months to prove that groundwater levels throughout the year will remain 1m or more below the proposed base of the soakaway.
- The drainage plan is to clearly show exceedance routes that minimise the risks to people and property.

