

Environmental Information Regulations – Response - 27098

ref. DC/23/3964/DRC), re. drainage - Halesworth Campus Ltd.

This is a follow up to my previous request (ref. 26511, 30 October 2025) to ask your council, as the Lead Local Flood Authority for Suffolk, if you could forward me all correspondence and documentation related to the application made on behalf of the charity Halesworth Campus Ltd. to discharge planning conditions Nos. 23 and 24 (ref. DC/23/3964/DRC) attached to the planning permission DC/21/0007/FUL - Land Adjacent To North Suffolk Skills Academy, Harrisons Lane, Halesworth, Suffolk.

Please see attached documents:

- [DC_23_3964_DRC-SCC_LEAD_LOCAL_FLOOD_AUTHORITY-169978_redacted.pdf](#)
- [Email 02-09-2024 - Campus project Halesworth_redacted.pdf](#)
- [Email 24-11-2025 - DC-23-3964-DRC - Conditions 23 and 24 \(Halesworth Campus\)_redacted.pdf](#)
- [Email 27-03-2026 - Application SCC-CON-1416-26_redacted.pdf](#)
- [Email 27-10-2025 - Campus project Halesworth_redacted.pdf](#)
- [Land Adjacent To North Suffolk Skills Academy, Harrisons Lane, Halesworth,_redacted.pdf](#)

Redacted Information

All information released in response to a Freedom of Information Act 2000 (FOIA) or Environmental Information Regulation 2004 (EIR) request is deemed to be in the public domain. As such we must consider whether or not the requested information qualifies as personal information and should therefore not be released into the public domain.

The council has determined that this is personal information and is therefore exempt from disclosure under **section 40** of the FOIA and **regulation 13** of the EIR.

The Council considered the following, including the possible consequences of disclosure for the data subjects concerned and their reasonable expectations as to the use of their data:

- expectations of the individuals concerned about personal information being put into the public domain;
- reasonable expectations - the data subjects concerned would have a legitimate expectation of privacy concerning their personal information and would not have anticipated this being put into the public domain;
- whether or not the requested information could be anonymised; and
- balancing the individual's rights and the legitimate interests - In past cases the Information Commissioner has weighed the individual's rights to privacy against the public interest in disclosure. There is no presumption in favour of releasing personal data.

This is an absolute exemption, which means that if the condition is satisfied there is no additional public interest test to consider.

In assessing fairness, the Council considered the likely consequences of disclosure of the requested information. Personal information should not be used in ways that have unjustified adverse effects on the individuals concerned. The council also considered whether such disclosure would be within the reasonable expectations of the individuals, given that any response to a request under the FOIA or EIR is deemed to be in the public domain. The council believes that in this instance it is not fair to disclose personal data and is therefore withholding the requested information under section 40 of the FOIA and regulation 13 of the EIR.

From: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Sent: Monday, December 4, 2023 12:22 PM

To: planning <planning@eastssuffolk.gov.uk>

Subject: 2023-13-04 BL Refusal DOC DC/23/3964/DRC Land Adjacent To North Suffolk Skills Academy
Harrisons Lane Halesworth Suffolk

Dear [REDACTED],

Subject: DC/23/3964/DRC | Discharge of Condition Nos. 23 and 24 of DC/21/0007/FUL - Change of use to sports facilities comprising new grass football pitch adjacent to Harrisons Lane and construction of a new artificial football pitch with associated parking, access, lighting, acoustic fencing and drainage adjacent to the Apollo Youth Centre and adjacent field to the south - Drainage Strategy, Drainage Schedule, Drainage Details, Paving Construction Details, Engineering Layouts and Impermeable Areas Plan submitted. | Land Adjacent To North Suffolk Skills Academy Harrisons Lane Halesworth Suffolk

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/23/3964/DRC

We have reviewed the following submitted documents and we recommend **refusal to discharge conditions 23 (drainage strategy) 24 (Management and maintenance plan)**

1. Drainage strategy Addendum 221229 Rev.01
2. Drainage Strategy 221229-C-100-P01 (27-02-2023)
3. Engineering Layout Sheet 1 221229-C-101-P02 (27-02-2023)
4. Engineering Layout Sheet 2 221229-C-102-P02 (27-02-2023)
5. Engineering Layout Sheet 3 221229-C-103-P02 (27-02-2023)
6. Impermeable Areas Plan 221229-C-105-P01 (27-02-2023)
7. Drainage Schedules 221229-C-110-P02 (27-02-2023)
8. Drainage Construction Details Sheet 1 221229-C-200-P02 (27-02-2023)
9. Drainage Construction Details Sheet 2 221229-C-201-P02 (27-02-2023)
10. Paving Details Sheet 1 221229-C-210-P02 (27-02-2023)
11. Paving Details Sheet 2 Adoptable Bellmouth 221229-C-211-P02 (27-02-2023)

The points below detail the action required in order to overcome our current refusal:-

- The applicant should provide a robust walkover assessment of the watercourse (including photos) that clearly shows the condition, extent, outfall, and any existing inlets of the ditch network proposed to be used. The applicant should also show a clear 3.5m easement to the ditch for maintenance work as well as ditch levels and identify any required maintenance work. The LLFA will not consider the watercourse to be a viable discharge point until
- Is the Basin overlooked at all? Whilst the design is considered safe basins should be overlooked, particularly in schools.
- Please use 45% climate change allowance in all design calculations as per latest EA guidance.
- The basin is proposed to provide treatment. Please provide evidence the basin meets SuDS manual criteria for treatment. The basin water level should not exceed 100mm within the 100% AEP + CC event and have the correct planting, retention time, and velocities to provide treatment. If the tank can be removed the basin could be extended into this area for further attenuation volume.
- The applicant could remove/reduce the size of AT-03 by providing a bund (30% freeboard) to the perimeter of the 3G pitch to attenuate larger storm events above ground.

- Enough greenspace has been provided within the site that the applicant should consider reducing their reliance on permeable paving by providing raingardens/microbasins (particularly AT01/02).
- The applicant has proposed brownfield betterment for the existing area of hard standing that is to be re-paved. The applicant should limit discharge to greenfield runoff rate for the area in question in the first instance.
- Explain methodology for the calculated greenfield runoff rate. Greenfield runoff rate should be calculated only from the site impermeable area. Given the site is split into 3 distinct elements the applicant should calculate a greenfield runoff rate for the impermeable area and split this rate across the two primary discharge areas. The under-drained natural pitch to the North of the site should not be included in this calculation.
- Identify the existing drainage network to the site access. Can this be improved.
- Could footpaths be drained to raingardens or other planted features.
- The high level of permeable paving could provide serious challenges in preventing excess compaction at the build stage and the applicant should be aware of this.
- Please assign the colour coded impermeable areas to the key for clarity on the impermeable area plan (i.e Green area is pipe number XYZ and is 0.XHa).
- Please raise the visibility/clarity of the piped network on plans, particularly identifying the outfalls and flow restriction chambers.
- Tanks should have 10% extra capacity for siltation, regardless of the inlet method.
- Please provide a dedicated and developed exceedance plan.

Kind regards,

[REDACTED]

Flood And Water Engineer

Flood and Water Management (LLFA)

Email: [REDACTED]@suffolk.gov.uk

I will not be available on Fridays

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Subject: Campus project Halesworth

From: Annette Dunning (SCC Councillor) <Annette.Dunning@suffolk.gov.uk>

Sent: 02 September 2024 12:50

To: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: RE: Campus project Halesworth

Hi [REDACTED]

Thanks so very much..

My diary is rather manic as I work inside and outside of an office, I wear too many hats..

I will call you so that we can fix a mutually convenient time to talk properly.

Again thanks

Annette

From: [REDACTED]

Sent: Monday, September 2, 2024 11:31 AM

To: Annette Dunning (SCC Councillor)

Subject: RE: Campus project Halesworth

Good morning Councillor,

My apologies for the slow response, I have recently returned from leave and have been trying my best to catchup with a very heavy workload. I am more than happy to brief you in person or over a teams call to run you through my response for the sports pitches, please propose some times that work for you and I will be happy to accommodate your schedule.

In regard to prospect of rubber pellets from the pitch entering the watercourse I think this is very unlikely, the pitch itself is flat and the drainage that is provided is very good through a series of perforated pipes under the pitch, this means that no rubber or synthetic material will enter the drainage system this way, this then discharges to the proposed attenuation basin which will provide additional mechanical filtration via plants etc before any discharge to the watercourse. In terms of pollutants this water will be very clean, likely to be less contaminated than any existing runoff and a net improvement in the flood risk due to the attenuation provided which is currently not on-site. I am happy to discuss this in more detail.

In regard to any discussions taking place outside of what is officially on the planning portal I have not had any further correspondence on this site, official or otherwise since I submitted my holding objection in December 2023. I don't have any objection to the principle of development, and I think given the sites current use and layout there could be a net positive impact on downstream flood risk but I do have a reasonably long list of points that need addressing before I am in a position to recommend approval (chrome-extension://efaidnbmninnbpcjpcglclefindmkaj/https://publicaccess.eastsuffolk.gov.uk/online-applications/files/EF00008078FCB3072150EB7CB825CB2C/pdf/DC_23_3964_DRC-SCC_LEAD_LOCAL_FLOOD_AUTHORITY-169978.pdf).

Please let me know when is convenient and I will be happy to discuss further.

Kind regards,

[REDACTED]
Flood And Water Engineer

Flood and Water Management (LLFA)
Email: [REDACTED]@suffolk.gov.uk
I will not be available on Fridays

From: Annette Dunning (SCC Councillor) <Annette.Dunning@suffolk.gov.uk>
Sent: Friday, August 23, 2024 3:08 PM
To: [REDACTED] <[REDACTED]@suffolk.gov.uk>
Subject: Campus project Halesworth

Afternoon [REDACTED].

Your name has been given to me as the person who responded, on behalf of SCC, to the planning application from Halesworth Campus.

In Halesworth there have always been big concerns regarding the water run off from this area (being the highest point in the town) and the existing drainage issues associated with residents in Loam Pit Lane. They already have water run off from the fields when water levels are high or indeed with high rain fall. In light of an all weather pitch being proposed and the worry also of the rubber crumb from it finding its way down into the river (at the bottom of the hill), I am interested to discuss with you the mitigations you have suggested. So much is going on without any public consultation that the public, including myself, seem to be last to hear of any movement on the building, or not, of new sport provision in Halesworth. Whilst new sport provision should be championed, the worry is that it should not go ahead 'at any cost', i.e. before proper processes are put in place. We are already concerned that the proposed all weather pitch structure, which is to be banned in Europe, has heighten the residents worries of the rubber crumb making its way into our watercourse, as the heavy rain already does.

My visits to Endeavour House are not weekly, but I would be happy to make the journey to discuss this further with you if possible. Not sure if you ever get the chance for site visits, but I would be happy to meet you here in Halesworth, to understand it fully.

Thanks very much and I look forward to hearing from you.

Annette

Cllr Annette Dunning
[Suffolk County Councillor - Halesworth Division](#)

Deputy Leader for SCC Green, Lib Dem & Ind

County Councillor for Blyford & Sotherton, Brampton with Stoven, Frostenden & Uggeshall, Halesworth, Holton, Spexhall, Wangford with Henham, Westhall, Wissett, and Wrentham


email: Annette.Dunning@suffolk.gov.uk

Telephone: [REDACTED]

[REDACTED]

Subject: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

From: [REDACTED] <[REDACTED]@leisureunited.com>
Sent: 24 November 2025 13:26
To: [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>
Cc: [REDACTED] <[REDACTED]@waltd.uk>; [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>; [REDACTED] <[REDACTED]@suffolk.gov.uk>; [REDACTED] <[REDACTED]@gmail.com>
Subject: Re: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

 **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the [d more information](#) for help from Suffolk IT**

Hi [REDACTED]

I have chased up Pulse on matters this morning.

Kind Regards [REDACTED]

On 24 Nov 2025, at 12:32, [REDACTED] wrote:

Dear [REDACTED]
Thanks for this.
When you talk of the 'our ongoing relationship' with PDB, do you meet your own relationship or the relationship of Halesworth Campus as your client with them?
Thanks
[REDACTED]

From: [REDACTED]
Sent: 24 November 2025 12:30
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

Morning [REDACTED], [REDACTED],
Thank you for the clarification.
To update you, there have been many options considered over the past year or so and we have investigated schemes to connect into the care home system and also to connect directly to the local sewers. Both options were discounted by the water authority.
Therefore, the campus has recently, via Pulse Design and Build (PDB), undertaken significant clearance and survey work on site to clear the local ditches and provide the LA with the surveys required to progress this original approach/scheme.
This work we understand is close to completion and submission.
Unfortunately, our ongoing relationship with PDB was terminated some time ago and they are now not responding to our requests for updates, instructions or information on Halesworth so it seems we will no longer be involved in this project moving forward and we presume PDB will be taking the lead with the drainage and remaining outstanding conditions.
Therefore, any future queries and meeting requests should be addressed directly to PDB on [REDACTED]@pulsebuild.com

We have also notified all parties that due to the significant number of variations requested by Sports England, Football Association and the Football Foundation on the pre commencement conditions, the original construction drawing pack do not now relate to the approved scheme and are obsolete.

Should these details be utilised for construction the scheme will not relate to the planning approvals gained. PDB have not responded on this issue.

We trust this helps clarify the current position and aids the project in moving forward.

Regards

[REDACTED]

W Architecture Ltd

Mobile: [REDACTED]

Email: [REDACTED]@waltd.uk

17 Dark Lane, Hollywood, Birmingham B47 5BS

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From: [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>

Sent: 24 November 2025 10:17

To: [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>; [REDACTED] <[REDACTED]@waltd.uk>

Cc: [REDACTED] <[REDACTED]@suffolk.gov.uk>; [REDACTED] <[REDACTED]@gmail.com>; [REDACTED] <[REDACTED]@leisureunited.com>

Subject: RE: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

Hi [REDACTED]

In addition to [REDACTED] feedback, this seems to be one of the last things for Campus to address. We've agreed further CIL funding recently so I'm keen to wrap up all conditions and also to ensure there is accurate public understanding on drainage as different opinions seem to be circulating. The Ruby and Football Clubs are also very keen to see a start.

I've copied in a couple of Campus representatives who may also want to join.

Thanks

[REDACTED] MRTPI

Head of Planning and Building Control

East Suffolk Council

[REDACTED]

Please note that due to meetings I am often unable to answer calls, instead of leaving a voicemail please feel free to send me a text message as I can often react to those quicker.

Our latest Planning, Building Control and Coastal Management Newsletters can be viewed here: [Planning and Coastal Management Newsletters \(arcgis.com\)](http://Planning and Coastal Management Newsletters (arcgis.com))

www.eastsuffolk.gov.uk

www.threecouncilsforsuffolk.org

From: [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>

Sent: 24 November 2025 10:12

To: [REDACTED] <[REDACTED]@waltd.uk>

Cc: [REDACTED] <[REDACTED]@eastsoffolk.gov.uk>; [REDACTED]

<[REDACTED]@suffolk.gov.uk>

Subject: RE: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

Good morning [REDACTED],

Apologies for the delay in getting back to you.

I've not been party to wider discussions regarding this matter, but my understanding is that the application to discharge conditions 23 and 24 has never been concluded. The previous officer who was involved in this had missed it off their application handover note so it was not reassigned to me until now.

The last correspondence from the LLFA is dated December 2023, recommending refusal to discharge the condition for a host of reasons. Please find their response enclosed.

Since then, Cllr Annette Dunning has been in correspondence with [REDACTED] (ESC Head of Planning) and [REDACTED] (LLFA Officer) raising concerns about water run off and where this will flow to. Therefore, it is of the utmost importance than between all parties, a resolution can be found to discharge these conditions, especially as they are pre-commencement ones.

I've cc'd both [REDACTED] into the email so we can arrange a date in due course to discuss.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@waltd.uk>

Sent: 17 November 2025 12:52

To: [REDACTED] <[REDACTED]@eastssuffolk.gov.uk>

Subject: RE: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

Hi [REDACTED],

Could you clarify what you wish to discuss in particular so we can ensure the correct participants are available?

Also would this be via Teams?

Regards

[REDACTED]

W Architecture Ltd

Mobile: [REDACTED]

Email: [REDACTED]@waltd.uk

17 Dark Lane, Hollywood, Birmingham B47 5BS

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From: [REDACTED] <[REDACTED]@eastssuffolk.gov.uk>

Sent: 14 November 2025 16:39

To: [REDACTED] <[REDACTED]@waltd.uk>

Cc: [REDACTED] <[REDACTED]@suffolk.gov.uk>; [REDACTED]

<[REDACTED]@eastssuffolk.gov.uk>

Subject: DC/23/3964/DRC - Conditions 23 and 24 (Halesworth Campus)

Hi [REDACTED],

We would like to arrange a meeting with you to discuss the pending application to discharge conditions 23 and 24 relating to drainage at Halesworth Campus.

Could you let me know your availability over the next few weeks so I can coordinate a meeting between us please?

Kind regards

 | **Principal Planner**

East Suffolk Council



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Subject: FW: Application SCC/CON/1416/26
Attachments: Land Adjacent To North Suffolk Skills Academy, Harrisons Lane, Halesworth,.pdf

From: Floods.Planning@suffolk.gov.uk <Floods.Planning@suffolk.gov.uk>
Sent: 27 March 2026 14:39
To: [REDACTED] <[REDACTED]@suffolk.gov.uk>
Subject: Application SCC/CON/1416/26

Hi

This consultation has now been added to MasterGov.

Regards,

Technical Support Team

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Subject: FW: Campus project Halesworth

From: Annette Dunning (SCC Councillor) <Annette.Dunning@suffolk.gov.uk>

Sent: 27 October 2025 12:24

To: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Subject: RE: Campus project Halesworth

Afternoon [REDACTED]

Is it possible to ask if we have any further news regarding below?

I have not heard of any investigations regarding the water run-off and I know the residents in Loam Pit Lane would very much welcome any news.

Last year you did make it clear that the town needed to know where the overflow water was going to go, rather than Campus just pointing to a ditch...

Highways have an interest too, in light of water run off on the road down to the river..

Understand how busy you are, but time is ticking for this particular development and many in the town are worried regarding where the water is to go and thank you for the conditions you have set.

Many thanks

Annette

From: [REDACTED] <[REDACTED]@suffolk.gov.uk>

Sent: 02 September 2024 11:31

To: Annette Dunning (SCC Councillor) <Annette.Dunning@suffolk.gov.uk>

Subject: RE: Campus project Halesworth

Good morning Councillor,

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Please let me know when is convenient and I will be happy to discuss further.

Kind regards,

[REDACTED]
Flood And Water Engineer
Flood and Water Management (LLFA)
Email: [REDACTED]@suffolk.gov.uk
I will not be available on Fridays

From: Annette Dunning (SCC Councillor) <Annette.Dunning@suffolk.gov.uk>
Sent: Friday, August 23, 2024 3:08 PM
To: [REDACTED] <[REDACTED]@suffolk.gov.uk>
Subject: Campus project Halesworth

Afternoon [REDACTED].

Your name has been given to me as the person who responded, on behalf of SCC, to the planning application from Halesworth Campus.

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My visits to Endeavour House are not weekly, but I would be happy to make the journey to discuss this further with you if possible. Not sure if you ever get the chance for site visits, but I would be happy to meet you here in Halesworth, to understand it fully.

Thanks very much and I look forward to hearing from you.

Annette

Cllr Annette Dunning
[Suffolk County Councillor - Halesworth Division](#)

Deputy Leader for SCC Green, Lib Dem & Ind

County Councillor for Blyford & Sotherton, Brampton with Stoven, Frostenden & Uggeshall, Halesworth, Holton, Spexhall, Wangford with Henham, Westhall, Wissett, and Wrentham

email: Annette.Dunning@suffolk.gov.uk

Telephone: [REDACTED]



SCC Lead Local Flood Authority
FAO [REDACTED]
Flood And Water
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Your ref:
Our ref: DC/23/3964/DRC
Date: 27 March 2026
Please ask for: [REDACTED]
Direct dial:
Email: planning@eastsuffolk.gov.uk

Dear Sir/Madam

Reconsultation

Application no.: DC/23/3964/DRC
Proposal: Discharge of Condition Nos. 23 and 24 of DC/21/0007/FUL - Change of use to sports facilities comprising new grass football pitch adjacent to Harrisons Lane and construction of a new artificial football pitch with associated parking, access, lighting, acoustic fencing and drainage adjacent to the Apollo Youth Centre and adjacent field to the south - Drainage Strategy, Drainage Schedule, Drainage Details, Paving Construction Details, Engineering Layouts and Impermeable Areas Plan submitted.
Address: Land Adjacent To North Suffolk Skills Academy, Harrisons Lane, Halesworth, Suffolk,
Town/Parish: Halesworth

The following link gives you access to the above planning proposal: [Public Access](#).

We will be glad to receive any observations you may wish to offer by 21 April 2026. Please note that all letters, faxes and e-mails will be placed on the public case file and viewable on the council's website. They will also be referred to the Secretary of State's inspector in the event of an appeal. If this is a householder application, there will be no further opportunity to send additional comments at appeal stage. Under the provisions of the Local Government (Access to Information) Act 1985 you should be aware that any comments you make are not confidential and may be read by any person who so wishes.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT


POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Note that all comments submitted, and any plans/drawings, photographs, visualisations, assessments or other materials submitted must comply with the [East Suffolk Council Artificial Intelligence Policy](#). Particular regard must be given to paragraph 6.9 of that policy, including declaring where AI has been used in the creation or alteration of comments and items that are submitted, and how it has been used.

If we do not hear from you by this date we shall assume you have no comments or observations to make. If you feel you need longer to respond, please contact the Case Officer who may be able to agree an extension, dependant on the facts of the case. Please send your comments via e-mail to planning@eastsuffolk.gov.uk.

Yours faithfully,



 | **Head of Planning and Building Control**
East Suffolk Council

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