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**Steve Cox: Executive Director
Place and Economy
Planning, Growth & Environment**

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Greater Cambridge Shared Planning
South Cambridge Hall
Cambourne Business Park
CB23 6EA

New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

PROPOSAL: Redevelopment to form 39 retirement living apartments for older persons including communal facilities, car parking and associated landscaping.

2 Station Road Great Shelford Cambridge Cambridgeshire

Comments from Lead Local Flood Authority (LLFA)

Dear Madam,

Thank you for your re-consultation.

We have reviewed the following documents:

- Flood Risk & Drainage Technical Note, Awcock Ward Partnership, Ref: Revision B, Dated: 10 November 2022
- Planning Comments RE Drainage - Response, Awcock Ward Partnership, Ref: Revision A, Dated: 26 January 2022
- Preliminary Drainage Layout, Awcock Ward Partnership, Ref: 01-PDL-1001, Dated: 23 May 2022

Based on these, as Lead Local Flood Authority (LLFA) we **are able to remove our objection** to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, below ground storage, and a filter drain with lined filter trench, restricting surface water discharge to 2 l/s.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. Permeable paving provides surface water treatment to the north and east of the site, whilst the filter drain within a lined filter trench provides treatment to the roof water in the south and west of the site.

We request the following conditions are imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the following agreed documents:

- *Flood Risk & Drainage Technical Note, Awcock Ward Partnership, Ref: Revision B, Dated: 10 November 2022*
- *Planning Comments RE Drainage - Response, Awcock Ward Partnership, Ref: Revision A, Dated: 26 January 2022*
- *Preliminary Drainage Layout, Awcock Ward Partnership, Ref: 01-PDL-1001, Dated: 23 May 2022*

and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the Q_{BAR} , 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
- g) Full details of the maintenance/adoption of the surface water drainage system;*
- h) Permissions to connect to a receiving watercourse or sewer;*
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Informatives**Pollution Control**

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Yours faithfully,

H Ellis

Hilary Ellis

**Flood Risk Business Manager
Environment and Commercial**

If you have any queries regarding this application please contact the Officer named at the [top](#) of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

