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Development Services
South Cambridgeshire District Council
South Cambridgeshire Hall (6010)
Cambourne
Cambridge
CB23 6EA

Our ref: AC/2021/130143/01-L01
Your ref: 21/00953
Date: 28 April 2021

Dear Sir/Madam

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A CARE HOME (USE CLASS C2) WITH EXTERNAL AMENITY SPACE, ACCESS, PARKING, LANDSCAPING AND OTHER ASSOCIATED WORK. FORMER HOTEL FELIX WHITEHOUSE LANE CAMBRIDGE.

Thank you for your consultation.

Environment Agency position.

Whilst the Agency has no objection in principle to the proposed development we wish to offer the following recommendations and informatives.

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.

Statutory Consultee role on Planning. It will be necessary for you to consult your Lead Local Flood Authority (LLFA), in respect of its statutory consultee role on planning, specifically sustainable surface water drainage, please contact them direct.

Notwithstanding the above, infiltration drainage, including soakaways, will only be acceptable where it has been demonstrated by the applicant that the land is uncontaminated.

Other Environmental issues.

Surface Water Drainage:

Where infiltration drainage schemes, including soakaways, are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways will not be permitted to be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Foul Water Drainage:

Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Contaminated Land:

If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

General Informatives:

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Conservation:

Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats. Subsequent proposals must demonstrate enhancement.

Yours faithfully

Mr. T.G. Waddams
Planning Liaison

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We are currently working to government advice regarding Covid-19 and as such our operational ability has been disrupted. We are trying to work remotely as best as we can. However our ability to deliver within our normal timescales is compromised and we are responding to our current work on a risk based approach.

(My normal working days are Tuesdays, Wednesdays and Thursdays.)

Please note – Our hourly charge for pre application assessments is currently £100 + VAT
Environment Agency, East Anglia Area (West), ~~Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE.~~
Currently closed due to Covid-19. Mail is not forwarded.

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