

**My ref:** FR/21-000154  
**Your ref:** 21/00953/FUL  
**Date:** 28/05/2021  
**Doc no:** 201106259  
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**Steve Cox: Executive Director  
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Alconbury Weald Civic Hub  
Emery Crescent  
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Alconbury Weald  
PE28 4YE

**Proposal: Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works**

**Former Hotel Felix Whitehouse Lane Cambridge Cambridgeshire**

**Comments from Lead Local Flood Authority (LLFA)**

Dear Madam,

Thank you for your re-consultation which we received on 17<sup>th</sup> May 2021.

At present we **object** to the grant of planning permission for the following reasons:

**1. Further Information Required About Proposed Outfall**

The applicant has proposed to drain surface water from the site into an existing watercourse via a 300mm diameter pipe. However, no information about this surface water network has been provided. When an applicant is planning to discharge their site into an existing watercourse the following information is required:

- Condition of the watercourse (how well the watercourse is maintained)
- Capacity of the watercourse (the applicant must demonstrate that the watercourse has sufficient available capacity to cope with the influx of surface water from the site),
- The outfall of the watercourse (the applicant must identify a final outfall of the watercourse).

Until this information has been submitted, we are unable to support this application.

**Informatives**

**Ordinary Watercourse Consent**

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary

watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

### **Watercourse Maintenance**

The Lead Local Flood Authority (LLFA) are responsible for regulating ordinary watercourses under the Flood and Water Management Act (2010). Receiving watercourses must be in a sufficient condition to accommodate surface water flows from new developments. Developers should therefore ensure that receiving watercourses (particularly within their riparian ownership) have been appropriately maintained, with any obstructions to flows (such as debris, litter and fallen trees) removed, prior to the discharge of surface water from the development.

### **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**

**Acting Flood Risk & Biodiversity 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.*