

**PLANNING COMMITTEE DATE: 16 November 2022**

**APPLICATION NO: F/YR22/0381/F**

**SITE LOCATION: Land South Of 88, West Street, Chatteris, Cambridgeshire**

## **UPDATE**

### **Consultee Responses**

#### **Cambridgeshire County Council Lead Local Flood Authority**

*Thank you for your re-consultation which we received on 25th October 2022.*

*We have reviewed the following documents:*

*□ Drainage Strategy, Parsons Engineers, Ref: 21159-001-P6, Dated: 15 February 2022*

*□ Lagoons and Swale Cross Sections, Parsons Engineers, Ref: 21159-200-P3, Dated: 28 March 2022*

*□ SW Calculations- Network: Storm Network, Parsons Consulting Engineers, Dated: 25 May 2022*

*□ Email Response to LLFA Comments, KW to NC, Subject: RE: F/YR22/0381/F at Land South Of 88 West St, Chatteris, Dated: 26 May 2022*

*□ Email Response to LLFA Comments, KW to NC, Subject: F/YR22/0381/F Land South Of 88 West St, Chatteris, Dated: 4 July 2022*

*□ Email Response to LLFA Comments, JH on behalf of KW to NC, Subject: LLFA Consultation Response to F/YR22/0381/F, Dated: 24 October 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, swales, and attenuation lagoon, restricting surface water discharge to a combined rate of 5.5 l/s from two outfalls. Discharge will be via private drainage, and the adoptable drainage features serving the highway, at 1.5 l/s and 4 l/s respectively.*

*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. The LLFA is also supportive of the use of swales, as they provide both surface water conveyance and treatment. Attenuation basins are multi-beneficial in nature and provide surface water attenuation in order to restrict the discharge rate to the required value, as well as treatment, biodiversity, and amenity value.*

*Water quality has been adequately addressed when assessed against the Simple*

*Index Approach outlined in the CIRIA SuDS Manual.*

*Although hydraulic calculations predict that that flooding will occur in the 1% AEP (Annual Exceedance Probability) rainfall event +40% climate change. However it is shown that the flood volume is less than 5m<sup>3</sup> and therefore the LLFA does not object to this application.*

*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 agreed documents listed below:*

*□ Drainage Strategy, Parsons Engineers, Ref: 21159-001-P6, Dated: 15 February 2022*

*□ Lagoons and Swale Cross Sections, Parsons Engineers, Ref: 21159-200-P3, Dated: 28 March 2022*

*and shall also include:*

*a) Full calculations detailing the existing surface water runoff rates for the QBAR, 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) Site Investigation and test results to confirm infiltration rates;*

*f) 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;*

*g) Demonstration that the surface water drainage of the site is in accordance with*

*DEFRA nonstatutory technical standards for sustainable drainage systems;*

*h) Full details of the maintenance/adoption of the surface water drainage system;*

*i) Permissions to connect to a receiving watercourse or sewer;*

*j) 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*

*Shared Access*

*According to the drainage strategy, surface water runoff from proposed dwellings will be conveyed via pipes that cross through the curtilage of other plots. This would result in these pipes having multiple shared owners, which could have negative implications for access to the pipe for maintenance or repair. For example, if the pipe that serves one property is damaged, but the section of damaged pipe is located within the boundary of the adjacent dwelling, issues may then arise if the owner of the property cannot grant permission for access. This could lead to increased flood risk to any properties relying on this maintenance to ensure their plot drains. The applicant should consider alternative locations of drainage features where possible.*

*IDB Consent*

*Part or all of your proposed development area falls within the Middle Level*

*Commissioners (MLC) catchment and that of Warboys Somersham & Pidley IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk/>*

#### *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.*

**Resolution: No change to the recommendation which is to refuse the application as per Section 6 of Agenda item 5 on page 43, without the need for additional reason for refusal 4 in relation to surface water as the LLFA's objection has been removed.**