

APPLICATION NO: F/YR25/0058/O

SITE LOCATION: Land South Of 2B And 2C, Bridge Lane, Wimblington, Cambridgeshire

PROPOSAL: Erect up to 9 x dwellings (outline application with all matters reserved)

UPDATE

Surface Water Drainage

The LPA are aware of recent discussions between the applicant and LLFA with regard to proposed design changes to the surface water drainage scheme in an attempt to address the formal objection by the LLFA received during the application process.

It is understood that the LLFA believe these changes may resolve their objection, in principle, subject to conditions and formal reconsultation. However, the LLFA still have concerns regarding whether the volume of required attenuation is appropriate (based on specific modelling of the existing risk, that does not appear to have yet been undertaken).

The applicant sought to formally submit these for consideration by the LPA in respect of the application, however given the late stage at which these were offered, the LPA resolved not to accept the amendments, for the following reasons;

- 1) The applicant was aware of the concerns regarding surface water flood risk by virtue of the earlier refusal of the scheme under F/YR23/0241/O;
- 2) The application is outline, with all matters reserved – as such technical details, such as site layout, drainage, etc are not committed at this stage;
- 3) Both national and local planning policy and guidance require that development proposals adopt a sequential approach to flood risk from **all** forms of flooding: tidal, fluvial **and** pluvial; a matter to which the applicant was also aware;
- 4) The application lacks an appropriate Sequential Test that considers **all** forms of flooding, rather than as a result of matters that could be addressed at the detailed design stage. Furthermore, matters of safe access and egress have not been satisfactorily addressed; as such conflict arises with respect to the **principle** of proposing residential dwellings in an area of known surface water flood risk rather than as a result of matters that could be addressed at the detailed design stage.

Thus, notwithstanding any design changes that may, or may not, address technical concerns over surface water flood risk, Officers maintain that the application fails to pass the Sequential Test in relation to surface water flood risk and fails to

demonstrate that acceptable safe access and egress from the site can be achieved. The proposed development therefore has unacceptable surface water flood risks, placing future occupiers at an unwarranted risk of flooding, contrary to policies LP12 and LP14 of the Local Plan, Paragraphs 174 & 181 of the National Planning Policy Framework, Paragraph 023 of National Planning Practice Guidance and Section 4 of the Cambridgeshire Flood and Water Supplementary Planning Document.

Environmental Services Comments Received

The LPA are in receipt of consultation comments from Environmental Services (refuse) with respect to the application. The comments state:

- Should access be required (plans look like we will have to) onto shared private driveways/roads, they would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations. A swept path plan would also be required as per below.

- Properties served by shared private driveways will require shared collection points where the drives/roads meet the public highway. Shared collection points need to be of sufficient size to accommodate up to 2 x 240 bins from each property. Residents should not be expected move bins more than 30m, Collection points should be no more than 10m from highway.

This mainly effects Plot 7 - the developer also needs to be mindful that - a maximum 12m reverse distance applies (see attached doc for more info).

- A swept path plan would be required to demonstrate that a refuse vehicle could access the site turn and leave the site in a forward direction (vehicle dimensions on the attached).

- New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.

- Refuse and recycling bins will be required to be provided as an integral part of the development.

Matters of layout are not committed within the Outline submission, however details of a refuse strategy could be conditioned to be included with any forthcoming Reserved Matters submission to address the above, should Members be minded to approve the application.

Recommendation: Refuse – The above update does not alter the original recommendation as set out within the agenda.