

PLANNING COMMITTEE DATE: 6th May 2020

Agenda Item 5

APPLICATION NO: F/YR14/0977/O

SITE LOCATION: Pike Textile Display Limited, 16 North End, Wisbech

UPDATE

Anglian Water have commented on the application as follows:

- (i) They have assets in the area and that the site layout should take this into account
- (ii) The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for these flows, and advising how the applicant should proceed if they wish to connect to this network
- (iii) The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option [...] the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. In accordance with Anglian Water's surface water policy, where a Brownfield site is redeveloped, no historic right of connection will exist, and any sewer connections will be treated as new. The site will be treated as if it was Greenfield and therefore discharge rate limited to the equivalent 1 in 1 year Greenfield rate, the proposed discharge rate is higher than we would expect for a site of this size. [...] we request a condition requiring a drainage strategy covering the issue(s) to be agreed, i.e.

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

Officer Comment: It is a requirement of condition 11 that a surface water drainage scheme comes forward as part of the reserved matters and as such the recommended condition is not considered necessary in this instance. Due to the required timings to submit the information there would not be a scenario where any hard-standing areas would come forward in advance of a drainage strategy being agreed.

Recommendation: Grant as per recommendation on pages 19-24 of the Agenda