

APPLICATION NO: F/YR21/0339/F

SITE LOCATION: Land North And West Of 47 Fridaybridge Road, Elm

UPDATES:

FDC Environmental Health – *‘In our last consultation of 23rd April 2021, we advised having ‘No Objections’ in principle to the proposed scheme as it was unlikely to affect the noise or air quality climate. We have no further comments to make in this regard.*

From the information originally submitted, the presence of structures was stated to exist at the application site and we noted that information describing previous use or what activity had been undertaken at the application site, had not been provided. We asked the applicant to demonstrate the land would be suitable for further development and as such, a Phase 1 Desk Top Study with site walk over has since been undertaken and a report being submitted to the LPA.

This service welcomes the study that characterises current ground condition to determine the sites suitability for development given that sensitive end use is required. The GeoEnvironmental Desk Study Report (Phase 1) prepared by Goldfinch Environmental Ltd. Report Ref: 0776/1, states the site has relatively limited documented development history and as such, there is little or no potential for the presence of ‘Made Ground’ other than inert aggregates. It concludes that based upon the findings of the study regarding the risk of contamination at the application site, a ‘low risk’ has been identified and therefore a Phase 2 intrusive investigation is not considered necessary. This service accepts this latest information and the recommendation that in the event unanticipated contamination is suspected or revealed during the groundwork stage, then the area should be further assessed by a suitably qualified person and a strategy prepared to remediate the contamination and, for these occurrences to be submitted to the LPA for their prior approval.

Consequently, this service has no further comments to make and recommends in view of Goldfinch’s’ observation above, the ‘UNSUSPECTED CONTAMINATED LAND’ condition is imposed should planning permission be granted’.

Lead Local Flood Authority: Confirm that they ‘have reviewed the following documents:

- *Drainage Strategy, Parsons Consulting Engineers, Ref: 21120-001 Rev P3, Dated: 12 August 2021*
- *Storm Water Calculations, Parsons Consulting Engineers, Dated: 4 August 2021*
- *Flow Control Manhole Detail, Parsons Consulting Engineers, Ref: 21120-003, Dated: 18 May 2021*
- *Exceedance Flows, Parsons Consulting Engineers, Ref: 21120-002 Rev P2, Dated: 4 August 2021*

Based on these, as Lead Local Flood Authority (LLFA) we can 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 over the private access and parking areas. Surface water will be attenuated within the subbase of the driveways and additional crates will be provided to make up the attenuation requirements for the flow control. An interceptor is proposed to provide a final stage of surface water treatment to the runoff from the highways. Surface water will discharge at 1.5 l/s into an IDB drain.

We request the following conditions are imposed:

Condition

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 [along with a timetable for implementation] has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted 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 Drainage Strategy prepared by Parsons Consulting Engineers (ref: 21120-001 Rev P3) dated 12 August 2021 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;*
- b) 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);*
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- d) 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;*
- e) Demonstration that the surface water drainage of the site is in accordance with*
- f) DEFRA non-statutory technical standards for sustainable drainage systems;*
- f) Full details of the maintenance/adoption of the surface water drainage system;*
- g) Permissions to connect to a receiving watercourse or sewer;*

Reason - To ensure that the proposed development can be adequately drained and to reduce flood risk on or off site resulting from the proposed development and to ensure that the measures can be incorporated into the development, noting that initial preparatory and/or construction measures will mitigate harmful impacts.

NB: [...] * additional text recommended by LPA

Condition

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.*

Also suggests informatives relating to IDB consent and pollution control.

The Agent for the scheme has confirmed agreement to the pre-commencement conditions listed in the report on behalf of his client and has been contacted to seek his client's further acceptance of the second condition recommended by the LLFA above as this is also a pre-commencement condition, this confirmation is awaited.

In addition, an updated site layout drawing which addresses the shortfall in parking spaces at Plot 6 has been submitted. Also agreed is an extension of time to cover the committee process.

The remaining outstanding issue relating to drainage as identified in the report to Committee is now resolved as may be seen from the latest LLFA consultation response above; as such the scheme is considered to have demonstrated compliance with the NPPF and Policy LP14 of the FLP (2014) subject to the inclusion of the recommended conditions outlined above.

Recommendation: Remains to Grant with conditions as per pages 83 – 87 of the Agenda with the addition of the two drainage conditions listed in the update above and an additional condition relating to unsuspected contamination as follows:

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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework and Policy LP16 of the Fenland Local Plan 2014.