
APPLICATION NO: F/YR19/1106/F

SITE LOCATION: Land East Of St Marys Church Hall, Wisbech Road, Westry,

UPDATE

Local Residents/Interested Parties

One further comment has been received raising concerns regarding surface water drainage and the suitability of the existing infrastructure, making reference to previous flooding from the watercourse along the frontage of the Church Hall.

Further clarification was sought in this regard and the following comments were received:

Cambridgeshire County Council Lead Local Flood Authority

We have reviewed the following documents:

- *Flood Risk Assessment and Drainage Strategy, GHBullard & Associates LLP, Ref: 132/2020/FRADS Rev P6, Dated: November 2021*

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of a shallow basin, a filter strip and permeable paving. Surface water will then discharge into the existing watercourse to the west of the site at 0.8 l/s during all events up to and including a 1 in 100 year storm event plus a 40% allowance for climate change.

Water will pass through a filter medium to manage the risk of blockage to the flow control.

The watercourse at the front of the site has been subject to capacity issues. The watercourse has been visited by members of the LLFA previously to investigate the causes of the flooding issues and high levels of vegetation were found within the ditch. The watercourse was walked in its extent and this connects through a pipe below Wisbech Road into the wider ditch network. This culvert was cleared out by the local highways team to ensure that there is a clear passage of water into the wider drainage network.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

We request the following conditions are imposed:

Condition

No above ground works shall commence until a detailed surface water drainage scheme for

the site, based on the agreed Flood Risk Assessment And Drainage Strategy prepared by G.H. Bullard & Associates LLP (ref: 132/2020/FRADS Rev P6) dated November 2021 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Condition

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason

To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

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.

Pre-commencement Conditions

The applicant's agent has confirmed agreement to the imposition of the pre-commencement conditions set out in section 12 of the agenda.

Resolution: No change to the recommendation which is to grant the application as per Section 12 of Agenda item 10 on page 120-126.