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Cambridgeshire County Council

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PROPOSAL: Discharge of Condition 3 (Materials), 4 (Drainage),6 (Cycle Parking),7 (External lighting),8 (Boundary treatment),9 (Roof plant and access) and 10 (Demarcation and number of parking spaces) of 24/00241/FUL.

Land North Of 11 Latham Road Huntingdon

Comments from Lead Local Flood Authority (LLFA)

Dear Lucy,

Thank you for your consultation which we received on the 25th October 2024.

At present we are **unable to recommend the discharge of Condition 4** for the following reasons:

1. **Flooding Exceedance flows**
   Whilst it is acknowledged that the applicant has provided an exceedance flow plan, the updated calculations now show that flooding of over $30m^3$ in volume occurs in the 1 in 100 year +40% CC +10% storm event. It must be demonstrated that this flood water is contained without causing an impact to the development or neighbours.

2. **Planted Rain Gardens**
   Originally planted rain gardens were proposed, discharging into the gravel swales however it is not clear if these have been kept or omitted in the most recent drainage plans as part of the surface water strategy. If omitted there must be a reasonable explanation as to why.

Informatives

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.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Assistance For Developers

- Cambridgeshire County Council has a surface water guidance document which is available to view here. This document provides checklists and templates to help ensure you include sufficient information within your drainage strategies. Following this guidance will help reduce the risk of an objection which can hold up a planning application.
- We also offer a pre-application service which enables you to discuss your drainage proposals with the LLFA Officers prior to submission of a formal application.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk Business Manager

If you have any queries regarding this application, please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.