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[redacted]

Cambridgeshire County Council

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PROPOSAL: Proposed residential development for for the erection of 15 dwellings along with access, landscaping, garages, roads and all ancillary works.

Land East Of 66 Thrapston Road Brampton

Comments from Lead Local Flood Authority (LLFA)

Dear Kevin,

Thank you for your re-consultation which we received on 7th July 2025.

We have reviewed the following documents:

- Surface Water Drainage Strategy for the Proposed Residential Development on Land off Thrapston Road, Cambridgeshire, PE28 4TD
  Author: MTC Engineering
  Date: April 2025

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 infiltration/soakaways.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment.

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

We request the following conditions imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy for the Proposed Residential Development on Land off Thrapston Road, Cambridgeshire, PE28 4TD] prepared by MTC Engineering (ref: 261) dated September 2024 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 2

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.

Condition 3

The surface water drainage scheme shall be constructed and maintained in full accordance with the Surface Water Drainage Strategy for the Proposed Residential Development on Land off Thrapston Road, Cambridgeshire, PE28 4TD as submitted (ref: 2611 dated September 2024.

Reason
To prevent an increased risk of flooding and protect water quality.

Informatives

IDB Consent
This site falls within the Alconbury & Ellington Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

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.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk 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.