My ref: FR/25-000155
Your ref: 25/80132/COND
Date: 20/06/2025
Doc no: 201111970
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Proposal: Discharge of conditions 3 (External Materials), 5 (Surface Water Drainage Scheme), 6 (Surface Water - During Construction), 7 (Surface Water Drainage - Management), 9 (Biodiversity Method Statement), 11 (External Lighting), 13 (External Storage Areas) and 14 (Bin Store Details) of 22/01676/FUL

Land South Of Lime Kiln Lane Stilton

Comments from Lead Local Flood Authority (LLFA)

Dear Lucy,

Thank you for your re-consultation which we received on 17th June 2025.

We have reviewed the following documents:

- Technical Note, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
- Catchment Plan, Parsons Consulting Engineers, Ref: 22098-116, Dated: November 2024
- Engineering Drawings 1-4, Parsons Consulting Engineers, Ref: 22098-105, Dated: June 2025
- Hydraulic calculations, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
- Drainage Strategy, Parsons Consulting Engineers, Ref: 22098-100, Dated: June 2025
- Attenuation Cross Section, Parsons Consulting Engineers, Ref: 22098-109, Dated: June 2025
- Exceedance Flow Plan, Parsons Consulting Engineers, Ref: 22098-101, Dated: June 2025
- Manhole Details, Parsons Consulting Engineers, Ref: 22098-104, Dated: June 2025

- Lagoon and Swale Cross-Section, Parsons Consulting Engineers, Ref: 22098-112, Dated: June 2025
- Maintenance Schedule, Parsons Consulting Engineers, Ref: 22098-114, Dated: October 2023

Based on these we can recommend discharge of Condition 5 and 7 of planning permission 25/80132/COND. The applicant has demonstrated that surface water can be managed through the use of permeable paving, an attenuation tank, swales and a basin restricting surface water discharge to 3.6l/s. A management and maintenance plan has also been provided.

At present we are **unable to recommend the discharge of Condition 6** for the following reasons:

1. **Surface water management during construction**

   Insufficient information has been provided to demonstrate surface water can be sustainably managed during the construction phase of the development. Paragraph 5.22 of Cambridgeshire County Council's Surface Water Planning Guidance document outlines requirements for this, but we would typically expect information provided to include the following:

   - Information detailing proposed mitigation measures ensuring surface water runoff can be managed during the construction phase. This should include but is not limited to temporary storage structures, discharge points, flow controls, and water quality control measures such as silt fencing, gulley guards etc;
   - Maintenance schedules and inspection frequencies for proposed mitigation measures;
   - Confirmation of who will be responsible for the management and maintenance of any temporary controls;
   - Commentary on phasing confirming adequate permanent drainage infrastructure will be in place to accept flows from impermeable areas to ensure no increase in flood risk during the construction period;
   - Incident Action Plans outlining control measures to manage pollution incidents and ensure no detriment to water quality leaving the site;
   - Location of any temporary hard surfacing and how these areas will drain and be managed; and,
   - Exceedance flow routes supported by topographic data.

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991.

Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

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.

Yours sincerely,

[redacted]

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.