My ref: FR/26/0426
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Date: 19/11/2026
Doc no: 201113738
Officer:
E Mail: [redacted]

Cambridgeshire County Council

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PROPOSAL: Discharge of conditions 5(Outside storage), 10 (Level changes), 11 (Levels detail), 12 (Estate railings), 19 (Access gates), 29 (Contamination), 32 (Surface water drainage scheme), 33 (Surface water mitigation), 34 (Foul water drainage), 35 (Hydrants), 43 (Construction traffic) and 46 (CEMP) of 25/01587/FUL (Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development)

R G E Engineering And Bridge Place Car Park The Avenue Godmanchester

Comments from Lead Local Flood Authority (LLFA)

Dear Kevin Simpson,

Thank you for your consultation which we received on 4 November 2026.

We have reviewed the following documents:

- Design Note, Drainage Strategy, Walsh, Ref: 6054, Rev: P01, Dated: 26 October 2026
- Drainage General Arrangement (All Sheets), Walsh, Ref: 6054, Rev: P01, Dated: 23 October 2026
- Interface Floodplain Sections, Walsh, Ref: 6054, Rev: P02, Dated: 23 October 2026
- Construction Surface Water Management Plan, Campbell Buchanan, Ref: CB-CSWDS-0173, Dated: October 2026

Based on these we can **recommend discharge of Condition 32 (Surface Water Drainage Scheme) and 33 (Surface Water Mitigation)** of planning permission **25/01587/FUL**. The above documents demonstrate that surface water from the proposed development can be managed through the use of tanked permeable paving on access roads and private driveways and attenuation tank storage before discharging via flow

control at a rate of 30l/s into the adjacent river, which is a betterment from the current brownfield runoff rates. The applicant has provided flood plain storage for the areas of flood zone 3 which encroach into the proposed site and the finish floor levels of the dwellings on the edge of the site are sufficiently raised above the 0.1% Annual Exceedance Probability (AEP) event levels. Maintenance plans have been provided outlining maintenance practices and adoption details of all surface water drainage features.

The applicant has also outlined how surface water will be managed on site during the construction phase of the development. These measures will include temporary drainage features such as perimeter cut-off ditches, temporary channels, silt fences and traps along with bunding around stockpiles and excavations. Temporary drainage features will connect to the permeant drainage systems as an when it is operational.

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.

Yours sincerely,

[redacted]

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.