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Doc no: 201111631
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PROPOSAL: Discharge of Condition 9 (Surface Water Drainage Scheme) for 23/00876/FUL

Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

Comments from Lead Local Flood Authority (LLFA)

Dear Lucy,

Thank you for your consultation which we received on the 14th February 2025.

We have reviewed the following documents:

- Drawing 506, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 502, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 504, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 507, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 505, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 508, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 503, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
- Drawing 500, Goodson Associates, Ref: 15680, Rev: C, Dated: 16th October 2024
- Network Calculations, Goodson Associated, Dated: 16th October 2024
- Network Greenfield, Goodson Associated, Dated: 16th October 2024

Based on these we can **recommend** discharge of **Condition 9 (Surface Water Drainage Scheme)** of planning permission **23/00876/FUL**. The above documents demonstrate that surface water from the proposed development can be managed through the use of filter drains, swales and attenuation tank, restricting surface water discharge to 3.5l/s via flow control before discharging into an existing watercourse.

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,

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.