My ref: FR/25-000042
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Date: 06/02/2025
Doc no: 201111552
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Proposal: Discharge of condition 13 (flood measures and evacuation plan) of 24/00515/HDC

Priory Centre Priory Lane St Neots PE19 2BH

Comments from Lead Local Flood Authority (LLFA)

Dear Lucy,

Thank you for your consultation which we received on 3rd February 2025.

We have reviewed the following documents:

- Flood Warning & Evacuation Plan, AOC Architecture, Ref: 295, Dated: 16th December 2024
- Flood Resistance and Resilience Assessment, AOC Architecture, Ref: 295, Dated: 7th January 2025

Based on these we can recommend discharge of Condition 13 of planning permission 24/00515/HDC. Whilst the LLFA have no objection to the discharge of condition 13, this is largely in relation to fluvial flooding, and we would therefore recommend that the Environment Agency are consulted.

Informatives

Flood Risk Activity Permit
The River Great Ouse is a main river. You must follow the environmental permitting rules if you want to do work:

- on or near a main river
- on or near a flood defence structure

- in a flood plain
- on or near a sea defence

These are regulated under environmental permits (formerly flood defence consents). You are breaking the law if you operate without getting the permit you need. Further information can be found here: Flood risk activities: environmental permits - GOV.UK (www.gov.uk)

Flood risk permits or consents are often needed as well as planning permission. Getting planning permission does not guarantee you will also get a flood risk permit or consent.

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.