My ref: FR/25/000298
Your ref: 25/00070/FUL
Date: 01/4/2026
Doc no: 201112944
Officer: [redacted]
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Cambridgeshire County Council

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Proposal: Proposed construction of two new dwellings

Land North Of 13 North Road Alconbury Weston

Comments from Lead Local Flood Authority (LLFA)

Dear Kevin,

Thank you for your re-consultation which we received on 26th March 2026.

At present we **maintain our objection** to the grant of planning permission for the following reasons:

The applicant has re-submitted Revision A of the Flood Risk Assessment dated February 2024, and our previous comments dated 30th September 2025 and 23rd December 2025 therefore remain relevant, particularly around existing flood risk and access and escape.

The LLFA are unable to support the application with an orifice smaller than 20mm in line with Cambridgeshire County Council's Surface Water Planning Guidance. This is due to concerns around the long-term management and maintenance. If the applicant proposes a higher discharge rate that exceeds the greenfield runoff rate, it must be demonstrated that flood risk will not be increased elsewhere in line with the NPPF.

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.

Riparian Ownership
The existing site has a number of watercourses around the boundary. The proposed layout means that 2 private gardens would abut the watercourses. This would lead to the watercourses being divided and maintained under riparian law by a number of land owners, as opposed to the single riparian owner in the current greenfield state. The LLFA is opposed to this approach, as the onus of maintenance is divided across future the land owners, meaning a lack of maintenance by one future resident may lead to flood issues to the wider site and surrounding land and property.

The site layout should account for the existing drainage infrastructure, ensuring clear access for maintenance of the ditches by a management body. This should include a suitable easement for any maintenance equipment that may be required for future maintenance works on the ditch. Until the site has addressed the riparian ownership issue, such as ensuring a maintenance strip is present along the entirety of the existing watercourses, we are unable to support this application.

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.

Assistance For Developers

- Cambridgeshire County Council has a surface water guidance document which is available to view here. This document provides checklists and templates to help ensure you include sufficient information within your drainage strategies. Following this guidance will help reduce the risk of an objection which can hold up a planning application.
- We also offer a pre-application service which enables you to discuss your drainage proposals with the LLFA Officers prior to submission of a formal application.

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.