My ref: FR/25-000058
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Date: 20/06/2025
Doc no: 201111971
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PROPOSAL: Erection of building for use as food retail outlet (Use Class E(a) and (b))

Plot 1 And 2 Land At Former Mushroom Farm Site Broadway Yaxley

Comments from Lead Local Flood Authority (LLFA)

Dear Jennifer,

Thank you for your re-consultation which we received on the 18th June 2025.

We have reviewed the following documents:

- Exceedance Flows, Parsons, Ref: 20023-191, Rev: P4, Dated: 22nd November 2024
- Plot 1 Construction Phase Drainage Plan, Parsons, Rev: P1, Dated: 27th June 2025
- Plot 1 – Building G Construction Phase Drainage Strategy, Parsons, Ref: 20023, Rev: P1, Dated: 17th June 2025
- Plot 1 – Building G Construction Phase Drainage Strategy (Demobilisation), Parsons, Ref: 20023, Rev: P1, Dated: 17th June 2025
- Construction Phase Model, Parsons, Dated: 17th June 2025
- Maintenance Schedule, Parsons, Dated: 22nd November 2025
- SUDS & Drainage Strategy, Parsons, Ref: 20023, Rev: P13, Dated: 5th June 2024
- Plot 1 – Drainage Strategy, Parsons, Ref: 20023, Rev: P8 Dated: 22nd November 2024
- Plot 1 – Construction Drainage Plan, Parsons, Ref: 20023, Rev: P1, Dated: 22nd November 2024

- Plot 1 External Works, Parsons, Ref: 20023, Rev: P2, Dated: 22nd November 2024
- SW Calculation (Plots 1 & 2), Parsons, Dated: 22nd November 2024
- Flood Risk Assessment, Parsons, Ref: CCE/ZB131/FRA-02, Dated: September 2020

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection in principle** to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable block paving discharging into geocellular attenuation crates, runoff from access roads will be intercepted by the permeable parking areas and thus discharge into the system above. Surface water from plot 1 will be restricted via flow control to 11.7l/s and discharge into the existing plots drainage system and ultimately discharge into the watercourse to the south. Plot 2 will combine with plot 3 and pumps at 2.5l/s from site.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse).

We request the following conditions are imposed:

Condition 1
The surface water drainage scheme shall be constructed and maintained in full accordance with the SUDS & Drainage Strategy, Parsons, Ref: 20023, Rev: P13, Dated: 5th June 2024 .

Reason
To prevent an increased risk of flooding and protect water quality

Informatives

IDB Consent
Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the MLC to discuss their requirements. Further information is available at: https://middlelevel.gov.uk/

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.