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Officer: Harry Pickford
E Mail: harry.pickford@cambridgeshire.gov.uk

Cambridgeshire County Council

Frank Jordan
Executive Director
Place and Sustainability
Environment, Planning and Economy

Flood Risk Team
PO Box ALC2619
Eastfield House
PO Box 761
Huntingdon
PE29 9QR

Lewis Tomlinson
Huntingdonshire District Council
St Marys Street
PE29 3TN

Proposal: Discharge of conditions 3 (Hard Landscaping), 11 (Ecological Enhancement), 12 (Drainage Scheme), 14 (Construction Drainage) and 24 (CEMP) of 22/02332/FUL

Marston Business Park Marston Road Eynesbury

Comments from Lead Local Flood Authority (LLFA)

Dear Lewis,

Thank you for your consultation which we received on 5th June 2025.

At present we are **unable to recommend the discharge of Condition 12** for the following reasons:

1. Hydraulic Calculations
The submitted hydraulic calculations are using FSR rainfall data. However, FSR rainfall data is now outdated and there are more accurate data sets in FEH 2013 and 2022 models. This is due to recording of rainfall over a longer period of time, as well as updated calculations behind the model. The applicant should provide calculations using FSR for the 15 and 30 minute storm and FEH rainfall data for all storms of 60 minutes and above, to ensure the hydraulic modelling is an accurate representation of the proposed network. It should be noted that the calculations carried out under the full permission utilised FEH rainfall data, therefore this is required to ensure consistency in the models as the scheme has developed.

We are however able to **recommend the discharge of condition 14** of permission 22/02332/FUL. The submitted technical note sets out different mitigation methods to ensure that runoff will be suitably treated prior to discharge from the site. This includes settlement for sediment and suitable filtration where required.

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]

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.