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Your ref: S/3290/19/RM
Date: 09/09/2021
Doc no: 201106687
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**Place and Economy
Environment and Commercial**

Michael Sexton
South Cambridgeshire District Council
South Cambridge Hall
Cambourne Business Park
CB23 6EA

Alconbury Weald Civic Hub
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

Proposal: Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not to be EIA development

Land east of Teversham Road, Fulbourn, Cambs

Comments from Lead Local Flood Authority (LLFA)

Dear Sir,

Thank you for your re-consultation which we received on 28th July 2021.

We have reviewed the following documents:

- Discharge of Conditions – Surface Water Management, Cannon Consulting Engineers, Dated: 12 September 2019
- Discharge of Conditions – Surface Water Management, Cannon Consulting Engineers, Dated: 3 December 2019
- Discharge of Conditions – Surface Water Management, Cannon Consulting Engineers, Dated: 27 February 2020
- Review of Surface Water Management, HR Wallingford, Ref: FWM8709-RT001-R01-00, Dated: August 2020
- Reserved Matters Application – Layout, Cannon Consulting Engineers, Dated: 12 August 2020
- Reserved Matters Application – Layout Updated, Cannon Consulting Engineers, Dated: 13 April 2021
- Flood Management Strategy, Cannon Consulting Engineers, Ref: B411-PL-SK-320 Rev P09, Dated: 14 April 2021
- Cow Lane Flood Basin, Cannon Consulting Engineers, Ref: B411-PL-SK-321 Rev P02, Dated: 14 April 2021

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection** to the reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of tanked permeable paving throughout the private and shared access areas and parking. Highway access from Teversham Road will be managed through a filter drain. Surface water will be shared across basins around the development, and crated attenuation below permeable paving before discharge from the site at a rate of 0.3 l/s/ha, equivalent to the 1 in 1 year greenfield runoff rate.

A flood mitigation basin is proposed along the southern boundary of the site, to capture and retain flood flows which may come down the southern boundary, with a filter drain allowing the water to seep out from the basin and empty into the watercourse. The basin is sized to accommodate the displaced surface water from the development platforms without impacting the land or properties to the south. An illustrative LiDAR survey has been submitted to demonstrate the fall of land from the south to the north adjacent to the basin, indicating that any surface water which may be present on the surface will flow to the north and west.

The proposals have left a lower greenspace in the centre of the proposed development platforms to provide passage of surface water flows in times of flooding. There are a number of culverts to allow this water to pass through the proposed infrastructure and into the watercourse passing through the centre of the site.

Informatives

Groundwater Monitoring

The groundwater report included as part of the outline planning permission was carried out in 2014. This recorded groundwater levels at approximately 0.8m below ground level. Anecdotal data has been provided which indicates that groundwater may be shallower than this, at approximately 0.4m below ground level, which would impinge on the base of attenuation features across the site. It must be investigated and demonstrated as part of the discharge of condition application whether there is a clearance to groundwater from the base of the attenuation features, to avoid groundwater ingress. If groundwater is discovered to be shallower than previously recorded, measures will be required to ensure that this does not impact the proposed surface water drainage strategy, or significantly displace groundwater.

Surface Water Modelling

It is noted that mitigation measures are being implemented as part of the proposed scheme to reduce the risk of flooding from overland surface water flows. While this is acceptable in principle, the LLFA would be looking for updated modelling as part of the discharge of condition application to demonstrate that these features will work in the landscape, without increasing flood risk to any adjacent land or property.

OW 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/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

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.

Yours faithfully,

H Ellis

Hilary Ellis

**Acting Flood Risk & Biodiversity Business Manager
Environment and Commercial**

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.