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

Steve Cox: Executive Director
Place and Sustainability
Planning, Growth & Environment

Fiona Bradley
Greater Cambridge Shared Planning
South Cambridge Hall
Cambourne Business Park
CB23 6EA

New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

Proposal: A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle

Land North Of Cambridge North Station Milton Avenue Cambridge

Comments from Lead Local Flood Authority (LLFA)

Dear Fiona,

Thank you for your re-consultation.

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

1. Climate Change Allowances

Clarity on the climate change allowances utilised must be provided. It is noted that the commercial, retail and laboratory areas have only been accounted for a shorter lifetime than the surrounding residential areas, utilising a 20% climate change allowance on the 100 year storm. However, it is likely that these structures will be contributing to the impermeable areas for the lifetime of the development, either redeveloped or use of the buildings changed. Whilst it is acknowledged that the proposals include a sunken area for informal flooding, the proposed SuDS system on site should be designed to accommodate the lifetime that these areas will be impermeable and therefore contributing to the drained area.

Informatives

Ordinary Watercourse 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.

Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

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 sincerely,



Hilary Tandy
Flood Risk Business 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.