PROPOSAL: Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses.

Land off Rampton Road, Cottenham

Comments from Lead Local Flood Authority (LLFA)

Dear Madam,

Thank you for your consultation.

We have reviewed the submitted documents and can confirm as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The applicant has demonstrated that surface water can be dealt with on site by using a detention basin as the primary SuDS feature. The applicant proposes to investigate the potential for using additional SuDS features at the detailed design stage and this is something as LLFA that we would insist upon. Paragraph 6.3.23 of the Flood & Water Supplementary Planning Document adopted by South Cambridgeshire District Council in November 2016 requires the design and layout of a site to seek to manage and convey surface water above-ground, avoiding the use of underground piping as far as possible.

We request the following conditions are imposed requiring the following details.

Condition
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local
planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by Enzygo (ref: SHF.1132.024.HY.R.001.I dated March 2017 and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, Q30 and Q100 storm events

b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q100 plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers

d) Full details of the proposed attenuation and flow control measures

e) Site Investigation and test results to confirm infiltration rates;

f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason
To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

Condition
Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason
To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

Condition
Finished floor levels of the proposed development shall be set no lower than 150 mm above the proposed finished ground level.

Reason
To reduce the risk of flooding to the proposed development and future occupants
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.

Yours faithfully,

Sass Pledger

Head of Service
Growth and Economy

If you have any queries regarding this application please contact the Officer named at the top of this letter (contact details are above).