PROPOSAL: Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.

Land East of Fowlmere Road, Foxton

Comments from Lead Local Flood Authority (LLFA)

Dear Madam,

Thank you for your re-consultation which we received on 27th February 2019.

We are unclear of the status of this application as your portal suggests it was refused in April 2018 but we have received the reconsultation under the application reference number.

We note however that there are documents relating to an appeal. Within the Planning Appeal Statement (September 2018) document it is stated ‘...by the time the application came before Planning Committee for consideration, there were no outstanding technical objections’. From our records we have an outstanding objection dated 19th December 2017 which is as follows:

At present we are unable to support the proposals for the following reasons:

1. It is unclear how the infiltration rates have been determined. Appendix 6 (soakaway testing) of the Flood Risk Assessment & Drainage Strategy (prepared by Enzygo, ref: SHF.1027.002.HY.R.001.A) dated December 2017 has a number of spreadsheet errors which means the infiltration rate is not shown. Furthermore, only one test per pit has been undertaken rather than 3 as required for the testing to be in accordance with BRE365. Furthermore, of the details that are shown in Appendix 6, the ‘time to fall to 25% effective depth’ is shown as ‘n/a’. Given that the water didn’t fall to 25% effective depth on the first test (and a total of three per pit are required), it is unlikely that infiltration alone will provide a suitable means of surface water disposal.

2. The half drain time of the attenuation feature is shown to be 8532 minutes for the 1 in 100 AEP event. This is almost 6 times longer than the recommended 24 hours (1440 minutes). Whilst it is appreciated that a wetland will have a permanent water body, the
feature should be sized appropriately to take account of water arising from subsequent storm events.

Following this objection we had correspondence with the applicant’s drainage consultant to discuss possible options for the site’s surface water drainage scheme; however as far as we are aware, an updated scheme was never submitted to the local planning authority as we were not consulted further.

Yours faithfully,

J Beeden

Julia Beeden

Flood Risk & Biodiversity Business Manager
Environment and Commercial

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.

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