

Planning Consultation Response
(Planning Applications)

The Responding Officer:	Sustainable Drainage Engineer
Date:	03/06/2022
Planning Ref No:	22/01703/FUL
Description of Development:	Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire

Cross one:

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The development proposed is **acceptable** subject to the imposition of the condition(s) outlined below.

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The development proposed is **unacceptable** and should be refused for the reason(s) set out below.

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It is not possible to comment on the proposed development and the additional information set out below will be required in order to provide comments.

We have reviewed the Flood Risk Assessment and have the following comments:

- It is noted that “the majority of the site is located in Flood Zone 1 with a small area in defended Flood Zone 3 of the River Ely Ouse and within the catchment area of the Old West Internal Drainage Board.” It is proposed that “permanent caravans positioned some 400mm above ground level.” We have no objection to this proposal.
- It is proposed that “Surface water run-off will be discharged via soakaways to BRE365 design requirements and Building Regulations approval.” BGS maps shows the superficial geology is River Terrace Deposits, 1 - Sand And Gravel and bedrock is clay. Infiltration may be feasible in the superficial geology. Ground investigation shall be undertaken to confirm that infiltration is not feasible. If infiltration is not feasible and discharge into Old West River is proposed, IDB shall be consulted to agree discharge rate.
- “The area of development is approximately 5.25 hectares.” The proposal is classified as major development which requires drainage strategy to be submitted to demonstrate the site can be adequately drained for up to 1:100 year rainfall event plus climate change.

We will recommend that drainage strategy is submitted to support the proposal