

**My ref:** FR/22-000189  
**Your ref:** 22/01703/FUL  
**Date:** 06/07/2022  
**Doc no:** 201107779  
**Officer:** FR Planning  
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**Steve Cox: Executive Director  
Place and Economy  
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South Cambridge Hall  
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New Shire Hall  
Emery Crescent  
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**Proposal: Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.**

**Land To The South Of Chear Fen Boat Club Twentypence Road Cottenham Cambridgeshire**

**Comments from Lead Local Flood Authority (LLFA)**

Dear Sir,

Thank you for your consultation which we received on 18<sup>th</sup> May 2022.

At present we **object** to the grant of planning permission for the following reasons:

1. Insufficient information has been provided regarding the proposed drainage strategy for the development. We recommend that a full drainage strategy report containing technical information, drainage calculations and drawings is submitted to allow for a full review of the strategy.
2. The Flood Risk Assessment provided does state that it is intended for surface water runoff to be discharged from the soakaways and for foul water via a drainage field. Given the location of the site and the presence of a high ground water table these solutions are unlikely to be viable. Please refer to the Informatives below and the CIRIA SuDs Manual 753 for further information on infiltration techniques.

**Informatives**

**Infiltration**

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to

be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Yours faithfully,



Hilary Ellis  
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.*