

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 October 2013

AUTHOR/S: Planning and New Communities Director

S/0645/13/FL - WATERBEACH

Erection of 60 dwellings (Class C3) including affordable housing, access, car parking & associated works, open space, landscaping and a children's play area at land to the west of Cody Road, for Manor Oak Homes

Recommendation: Delegated Refusal

Date for Determination: 25 June 2013

Update to the report

Amended Flood Risk Assessment received 10 September 2013

Agenda report paragraph number 42 – Waterbeach Internal Drainage Board

1. Waterbeach IDB has commented on the revised Flood Risk Assessment. The IDB has concerns about the proposed routes of the drainage from the site to the Board's Main Drain, and the evidence that the culvert adjacent to the site has caused flooding in the past. However, the IDB notes that developer is working with the Council's Drainage Manager to survey the culvert.
2. The IDB has concerns with regard to the secondary route proposal. The receiving watercourse would have to be extensively improved to take the flow of water from the site. The developer would need to ensure that there is a positive system and that the water can flow down to the Board's system without causing flooding to downstream landowners. The developer in the last major development adjacent to this site expressed the opinion that these culverts and watercourses were not acceptable to take flows for a development run-off.
3. The Board will require detailed design of the attenuation system and flow control structure, details of adoption of the balancing facilities, and its own consents, before any building works take place.

Agenda report paragraph number 53– Representations from members of the public

4. A letter of objection in response to the revised Flood Risk Assessment has been received from the occupier of No.41 Bannold Road. The writer states:
 - a) Morris Homes also wanted to use the western ditch and culverted open ditch as their outfall, but this route was found to be unsuitable. Prior to the connection of the balancing pond the developers discharged some of the water to the open ditch in front of the surgery but this filled the ditch and overflowed on both sides. It did not connect to the IDB drain as there is no slope.
 - b) It is in Manor Oak Homes' interest to suggest this route as it is the cheapest and easiest rather than having to install a robust system.
 - c) If the proposed underground chambers get full or blocked the first that existing residents will know is when their properties get flooded.

- d) The ditch to the east of Cody Road does not connect with the ditch that runs along Bannold Road as there is a 200 years old oak tree growing from the bottom of the ditch.
- e) Residents will have to deal with the consequences of any failure in the proposed drainage. The ditches were designed to take the run-off from arable fields, not drains to cope with the water from a housing estate.
- f) Why should the riparian owners downstream have to maintain the ditches in order to take the flow from a housing estate when this is not what the ditches were designed for?
- g) The only acceptable solution is for a storm drain to be installed that links the site to the west of Cody Road with the Morris Homes storm drain.

Further Information received after publication of the agenda report.

- 5. The agent has reiterated in response to the above comments that these have been appropriately addressed and detailed discussions have been held with the Council's Drainage Manager regarding the adequacy and capacity of the downstream ditches and that these should be subject to further investigations
- 6. The applicant has indicated that a revised site area plan and suitable ownership certification will be provided to include the alternative drainage proposal within the submitted application.

Officer comment

- 7. The issues raised by Waterbeach IDB and the local resident are noted and have been brought to the attention of the agent. The recommendation remains that of further discussions with the applicant to establish an appropriate framework of draft conditions and draft planning obligations to ensure an adequate drainage regime for the proposed development.

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