

**UTTLESFORD DISTRICT COUNCIL**  
**PLANNING COMMITTEE**  
**SUPPLEMENTARY LIST OF REPRESENTATIONS**

**11<sup>th</sup> February 2015**

**P.59 UTT/14/3506/DFO – Carnation Nurseries, Newport**

**Comments from** Applicant, Bloor Homes Eastern

**Carnation Nurseries Newport Essex  
Drainage & related issues**

**Surface Water Drainage**

Site investigations have highlighted poor ground infiltration results and as such Sustainable Drainage Solutions (SuDS) such as soakaways are deemed to be inappropriate in this location. In light of this, the drainage strategy incorporates on site storage (900mm diameter pipes) for all storm events up to, and including, the 1 in 100 year storm event with a 30% allowance for climate change in accordance with current guidance set out in the National Planning Policy Framework (NPPF).

It is proposed that surface water for the site will discharge to the River Cam via a connection to an existing Anglian Water outfall which is fully consented by the Environment Agency. The discharge location, along with discharge rates have been agreed with Anglian Water in recent correspondence with our instructed Chartered Engineers. Formal planning agreement to these details will still need to be given via the discharge of condition 9 of the outline planning permission.

**Ground conditions and foundation solutions**

Due to the relatively low bearing capacity of the underlying sand and gravel, and the presence of ground water, our instructed Chartered Engineers have recommended that all dwellings have piled foundations. Given the proximity of surrounding dwellings, a non-driven/non-vibrating piling solution will be employed (CFA – Continuous Flight Auger).

It is worth noting that there is an existing building on site that shows no evidence of subsidence as a result of ground conditions.

**Flood Risk issues**

The submitted flood risk assessment for the application states that the site is within Flood Zone 3 with a 0.5% annual probability flood level of 53.6m AOD. To reduce potential flood risk to dwellings, floor levels for the development are set a minimum of

900mm above the 0.5% annual probability flood level and range from 54.4m AOD to 54.65m.

The made ground on the site is between 0.5m and 1.5m thick and made up of gravelly clay, which can be described as impermeable. Therefore, photographic evidence of lying pockets of water on the site can be best described as “perched water”. There is nothing on the historic plans to suggest the site was marsh land. Constructing new drainage (see above) on the site will help alleviate issues of perched water.

There will be no loss of flood plain resultant from this development, so consequently there will be no increased risk of flooding to existing surrounding properties.

**Comments from Environment Agency via the Applicant**

### **Flood risk**

We have reviewed the information submitted in relation to the discharge of Condition 9. The submitted calculations demonstrate that surface water can be safely contained on site up to the 1 in 100 year storm event, including an allowance for climate change. The email from Daniel Piper dated 6 January 2014 indicates that surface water will be discharged into an Anglian Water sewer at discharge rates agreed with them. Although it is not clear if there will be a reduction in runoff rates compared with pre-development runoff rates. The FRA indicates that there will be a reduction in the impermeable area of the site and therefore there should be no increase in pre-development runoff rates.

As the site area is less than one hectare, we have no objection to the discharge of Condition 9 providing AW is willing to accept the proposed discharge rates and providing they confirm that they will adopt the surface water drainage network.

### **The water environment**

We have received the Ground Engineering Ltd, Report on a Site Investigation at Former Carnation Nurseries Site, C13147, February 2014 and MLM Consulting Engineers Ltd, Carnation Nurseries, Cambridge Road, Newport Bloor Homes Eastern Remediation Strategy and Verification Plan, 772095-REP-ENV-001 Prepared, September 2014.

We can recommend the discharge of part 1 to 3 of Condition 14

Part 4 of Condition 14, unexpected contamination, provides a further safeguard.

### **Condition 9**

Section 10: Working Practices’ of the Remediation Strategy and Verification Report appears to demonstrate a satisfactory understanding of the pollution risks during the construction phase of the development and indicates that appropriate measures will be implemented to control those risks.

However, we have found no explicit reference to any pollution prevention measures for the proposed surface water drainage scheme that will serve the development once completed. Due to the proximity and sensitivity of the receiving watercourse, the Water Framework Directive protected River Cam.

The Amended surface water drainage scheme will be acceptable to us if the applicant submits the following information:

The development hereby permitted shall not be commenced until such time as a scheme to install trapped gullies and a system of oil & petrol separation has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Roof water should not pass through oil separation systems.

However, we note Condition 9 requires “a surface water drainage scheme for the site based on sustainable drainage principles”. The assessment of this has taken us down another route and you will need to decide how to proceed. If you determine that a new condition for disposal of surface water via sewer is needed our requirement could be included in the new condition.

**P.75 UTT/14/3791/FUL – Land East of Guivers, West of Three Chimneys, Little Bardfield**

**Comments from** Access and Equalities Officer

Lifetime Homes Statement, drawings and supporting documentation within the application, indicate that the SPD on Accessible Homes and Playspace will be met.

**Comments from** Parish Council

It complies with the Little Bardfield Design Statement, page 19, Planning Guidance GEN1 Access.

The proposed access and egress onto the roadway presents no more hazard than the existing adjacent or opposite properties.

**P.45 UTT/14/3182/FUL – Site at 119 Radwinter Road, Saffron Walden**

In addition to the Section 106 details the applicant would need to make a financial contribution of £14,680 and this would be secured through a Section 106 agreement (see paragraph 10.21).