

**B411 – Teversham Road, Fulbourn, Cambridgeshire**  
**Discharge of Conditions - surface water management**  
**For Castlefield International Ltd**  
**3<sup>rd</sup> December 2019**

Please see below with regards to the comments raised by the Lead Local Flood Authority with regards to the reserved matters application for the approved development at Teversham Road, Fulbourn (S/0202/17/OL and S/3290/19/RM). The response also addresses comments raised by Simon Bunn.

**Surface water flooding**

For context the outline application and appeal was supported by a Flood Risk Assessment (FRA) and site specific flood model which assessed the flood levels and extents at the site with the development in place. The document is available on the South Cambridgeshire planning site (ref S/0202/17/OL) and includes the supporting work which was used to steer the development proposals. The flood modelling assesses how the proposed (now approved) development parcels will influence surface water flooding for various events (figures 4.5 to 4.8 in the flood model, inserted below and into the following pages for convenience).



Figure 4.5: Surface water flood depths for the 1 in 30 year rainfall with the development in place

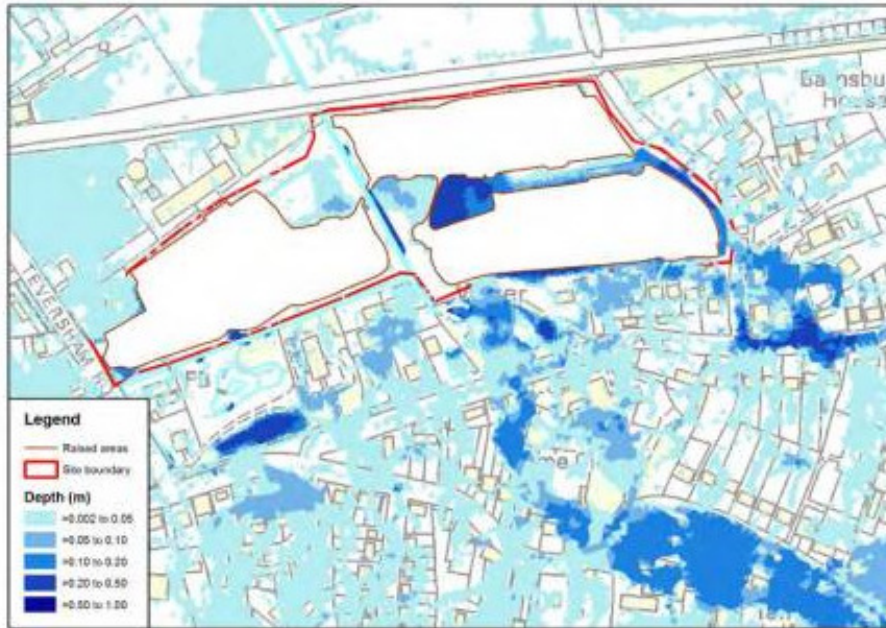


Figure 4.6: Surface water flood depths for the 1 in 100 year rainfall with development in place

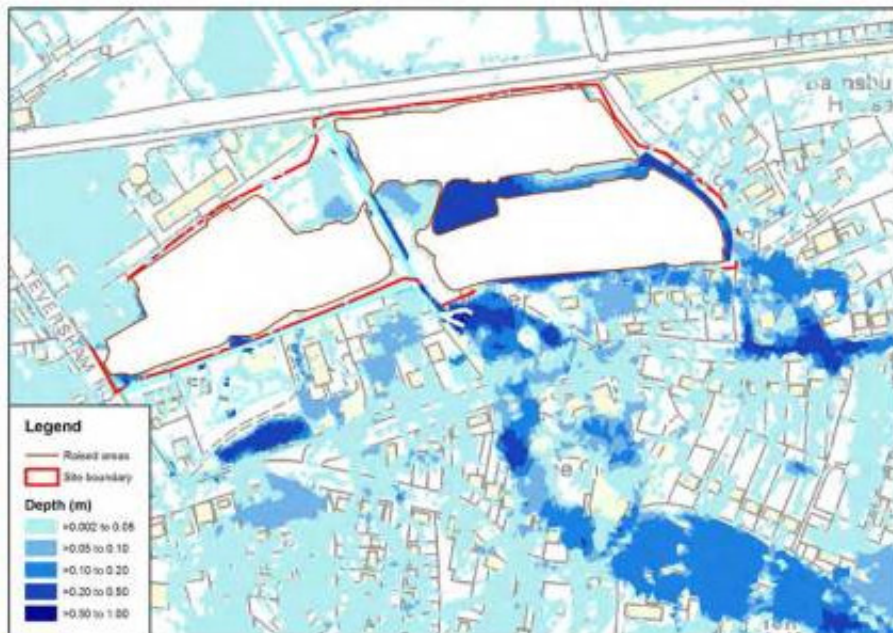


Figure 4.7: Surface water flood depths for the 1 in 100 year climate change rainfall with development in place

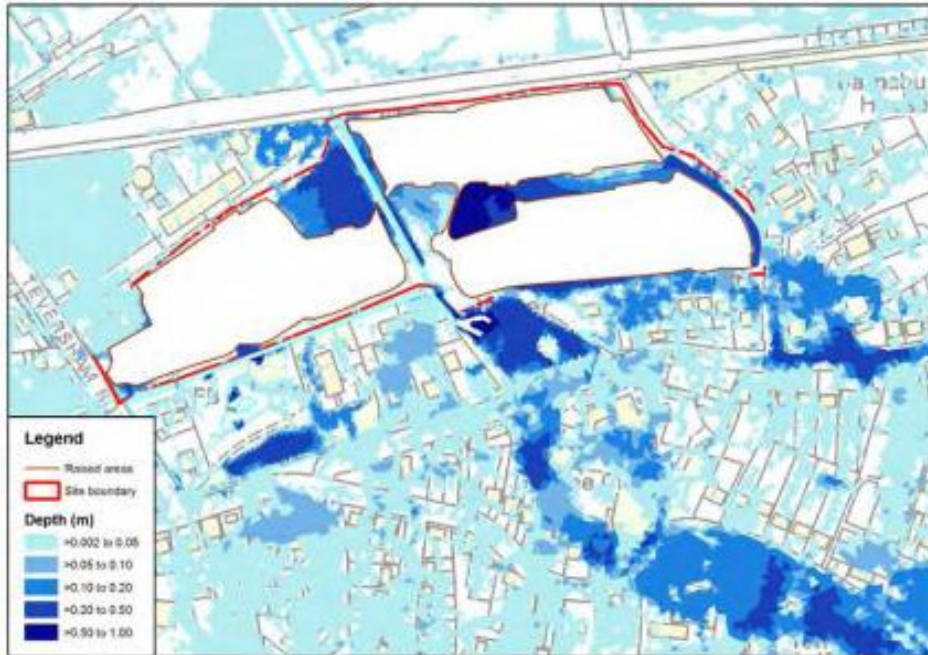


Figure 4.8: Surface water flood depths for the 1 in 1,000 year climate change rainfall with development in place

The Reserved Matters (RM) layout continues to allow space for the predicted surface water floodwater within the site boundary. The RM layout follows the same principle which was established at the outline stage in that westwards flow from ('out of') the central storage area between the two parcels in the east of the site will be restricted. The previous restriction was formed by a raised (embanked) footpath and pipe arrangement which sat a little to the east of the current LEAP. The arrangement is shown on Figure 3.1 (overleaf) from the HR Wallingford flood model which supported the outline application.

The orientation of the detailed LEAP (which it is worth noting will be a split level facility with the northern section being at a lower level than the southern) allows for the raised footpath to be moved further west than was originally modelled (the pathway now runs along the eastern boundary of the split level LEAP). This allows for a larger flood storage area upstream of the pipe arrangement. This will in turn allow for the floodwater originally shown to affect the piece of land now occupied by the LEAP to be stored 'upstream' of the LEAP. The design of the topographically lower part of the LEAP will allow for the restricted flows to pass through and around the LEAP. It is also worth noting that the proposed improvement works to the central stream (discussed in the biodiversity documentation) should provide additional capacity for floodwater.

