

## PublicAccessEDRMS

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**From:** Prest, Jessica on behalf of Local Flood Risk Management Strategy  
**Sent:** 03 December 2019 09:34  
**To:** DC Admin  
**Cc:** Buckley, David; Local Flood Risk Management Strategy  
**Subject:** 19/01818/OUT  
**Attachments:** 19-01818-OUT.pdf

Dear David,

Please find attached the LLFA's consultation response to the above application.

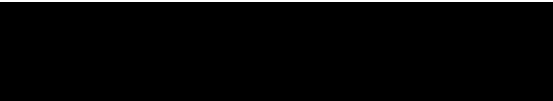
Kind regards,

**Jessica Prest**

Flood and Water Management Team

*(Please note I work part-time for Milton Keynes)*

**Environment & Waste**



W: [www.milton-keynes.gov.uk](http://www.milton-keynes.gov.uk)

**Milton Keynes Council**

**MILTON KEYNES COUNCIL LLFA statutory response to LPA**

**Attention: David Buckley**

**Date: 02/12/2019**  
**Ref: 19/01818/OUT**

Dear David,

**Subject: 19/01818/OUT - Land At Brickhill Street, South Caldecotte, Milton Keynes MK17 9FE**

**Outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) with ancillary B1a office space, a small standalone office (Use Class B1) and small café (Use Class A3) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street with appearance, landscaping, layout and scale to be determined as reserved matters.**

Thank you for your re-consultation which we received on the 25<sup>th</sup> November 2019.

We have reviewed the following documents:

- IDB Formal Letter, Buckingham & River Ouzel IDB. Dated: 12<sup>th</sup> August 2019.
- IDB Formal Letter, Buckingham & River Ouzel IDB. Dated: 27<sup>th</sup> November 2019.

The additional information that has been provided confirms that the Buckingham And River Ouzel Internal Drainage Board (IDB) remain supportive in principle of the plans to discharge into their watercourse system at the proposed rate.

Therefore, as the Lead Local Flood Authority (LLFA), we remain supportive of the proposed development and have no further comments and conditions beyond those set out in our previous response dated on the 14<sup>th</sup> August 2019.

**Informatives**

**IDB Consent**

This site falls within the Buckingham & River Ouzel Internal Drainage Board Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent

from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

### **Pollution Control**

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.