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Officer: Benjamin Woolf
E Mail: Benjamin.Woolf@cambridgeshire.gov.uk

Cambridgeshire County Council

Frank Jordan
Executive Director
Place and Sustainability
Environment, Planning and Economy

Flood Risk Team
PO Box ALC2619
Eastfield House
PO Box 761
Huntingdon
PE29 9QR

Kevin Simpson
HUNTINGDONSHIRE DISTRICT COUNCIL
Pathfinder House
ST MARYS STREET
HUNTINGDON
PE29 3TN

PROPOSAL: Discharge of Conditions 8 (Detailed Surface Water Drainage Scheme), 9 (Foul Water Drainage Scheme) and 10 (Levels) of 22/02584/FUL

Rheola Broad Leas St Ives PE27 5PU

Comments from Lead Local Flood Authority (LLFA)

Dear Kevin,

Thank you for your consultation which we received on the 20th May 2025.

At present we are **unable to recommend the discharge of Condition 8** for the following reasons:

1. **Reduction of SuDS**
   The updated Proposed Drainage Layout shows a significant reduction in tanked permeable paving and loss of all green roofing when compared to the previously agreed drainage plan resulting in a reduction of surface water treatment. Additionally, this makes the strategy in the Flood Risk Assessment contradict the updated proposed drainage layout.

Informatives

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.

Assistance For Developers

- Cambridgeshire County Council has a surface water guidance document which is available to view here. This document provides checklists and templates to help ensure you include sufficient information within your drainage strategies. Following this guidance will help reduce the risk of an objection which can hold up a planning application.
- We also offer a pre-application service which enables you to discuss your drainage proposals with the LLFA Officers prior to submission of a formal application.

Yours sincerely,

[redacted]

Flood Risk 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.