My ref: FR/25/000168
Your ref: 25/00781/REM
Date: 26/11/2025
Doc no: 201112461
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PROPOSAL: Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings

Land West Of Wychwood Church End Hilton

Comments from Lead Local Flood Authority (LLFA)

Dear Lucy Pateman,

Thank you for your re-consultation which we received on 21 November 2025.

We have reviewed the following documents:

- Applicant response to LLFA note, ref: 26448/LC/001, 19th November 2025
- Preliminary Engineering Layout, ref: 26448 102, February 2025
- Drained Areas Layout, ref: 26448 103, June 2023
- Detention Basin Sections, ref: 26448 104, February 2025
- Drainage Maintenance Plan, ref: 26448 106, November 2025
- Technical Note ref. 332610757- TN001 Rev 3, June 2024

Based on these we can recommend discharge of Reserved Matters Application relating to the approval of appearance, layout, landscape and scale following outline approval 20/00164/OUT in respect of the construction of 16 Dwellings.

Informatives

Ordinary Watercourse Consent
Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991.

Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Signage
Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

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.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Yours sincerely,

H Tandy

Hilary Tandy
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.