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Doc no: 201111865
Officer: Harry Pickford
E Mail: harry.pickford@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

Aaron Sands
Huntingdonshire District Council
Pathfinder House
St Marys Street
PE29 3TN

Proposal: Application for the approval of access, appearance, landscaping, layout and scale for 422sqm of floorspace in Use Class E and all associated and ancillary engineering and earth works pursuant to outline plannning permission 1201158OUT

Alconbury Weald Ermine Street Little Stukeley

Comments from Lead Local Flood Authority (LLFA)

Dear Aaron,

Thank you for your consultation which we received on 17th April 2025.

We have reviewed the following documents:

- Part C Water Compliance Statement, Shadbolt Group, Issue 3, Dated: July 2021
- Planning Compliance Statement, David Lock Associates, Dated: March 2025

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection** to the reserved matters application. The above documents demonstrate that surface water from the proposed development can be managed within The Glade area, through the existing constructed surface water drainage network. The drainage was built out with additional attenuation volumes in mind to assist in managing surface water from future works. Water will drain into the wider approved and constructed surface water network.

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.

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.



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.