My ref: FR/24-000505
Your ref: 24/02395/S73
Date: 16/01/2025
Doc no: 201111482
Officer:
E Mail: [redacted]

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

[redacted]
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon
PE29 3TN

**Proposal: Variation of Condition 2 (Plans) to 21/02494/FUL to accommodate the comments made by Anglian Water**

**North East Of 157 Duck Lane St Neots**

**Comments from Lead Local Flood Authority (LLFA)**

[redacted]

Thank you for your consultation which we received on 23rd December 2024.

At present we **object** to the grant of planning permission for the following reasons:

1. **Permeable paving**
   As part of the previously approved drainage strategy, all parking spaces are to have permeable paving. The site plan currently shows and states that private drives and paths are to be surfaced in tarmac. The inclusion of permeable paving is particularly important from a water quality and quantity perspective.

**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.

**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.*