Our Ref: 24/80424/COND
Your Ref: Discharge of Condition - WW2 ...

28 January 2025

Mrs Jez McHale
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Dear Mrs McHale

**HUNTINGDONSHIRE DISTRICT COUNCIL**
**Application for Discharge of planning condition(s)**

Proposal: Discharge of conditions 10 (SWD to be submitted) and 11 (Long Term Maintenance of SWD)of 21/01809/FUL

Site address: Land North West Of Red House Farm On Double Bank Lane Sawtry

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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Dear Mrs McHale

**Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).**

Proposal: Discharge of conditions 10 (SWD to be submitted) and 11 (Long Term Maintenance of SWD)of 21/01809/FUL

Site address: Land North West Of Red House Farm On Double Bank Lane Sawtry

I refer to your application above received on 3 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

**Condition 10 - SWD to be submitted**
Condition 10 reads:
No laying of services, creation of hardstanding or erection of a structure shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Surface Water Drainage Strategy (SLR: ref. 410.05075.00095 v 1.0 - April 2021), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to the First Export Date.
Reason - To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity

Approved documents / drawings:
* Drainage Design Statement prepared by SLR Consulting, November 2024, Version No. 03 - received 03.12.2024
*Proposed Drainage General Arrangement (402.05075-SLR-GEN-XXX-DR-D-0001-Rev P02) - received 03.12.2024

Assessment:
Condition 10 was previously discharged in January 2024 (ref: 22/80082/COND).

The approved drainage scheme included surface water from an area of hardstanding associated with the DNO substation being discharged to a private ditch south of the site. Subsequent discussions with the Internal drainage Board have confirmed that a Discharge Consent will not be granted for any increases in rate or volumes of flow to drainage ditches controlled by the Board. As a result, the applicant has been required to revise the drainage design to include the construction of a larger swale downgradient of the DNO substation to collect surface water runoff. A channel drain and short connecting surface water sewer are proposed on the DNO substation platform to direct water to the attenuation feature.

The above documents have been reviewed by the Lead Local Flood Authority (LLFA) who advise that the document demonstrates that surface water from the proposed development can be adequately managed using a swale/infiltration.

Having regard to the consultee comments it is considered that the submitted details are acceptable.

**Condition 11 - long term maintenance of SWD**
Condition 11 reads:
Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the First Export Date. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow roues and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purpose. The maintenance plan shall be carried out in full thereafter.

Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted.

Approved documents / drawings:
* Drainage Design Statement prepared by SLR Consulting, November 2024, Version No. 03 - received 03.12.2024

Assessment:
The above documents have been reviewed by the Lead Local Flood Authority (LLFA) who advise that the proposed long-term maintenance arrangements are acceptable.

**Conclusion:**
The details submitted relating to condition 10 and 11 are acceptable to the Local Planning Authority and complies with the submission requirements of the conditions. The development shall be undertaken in full accordance with the approved details.

Condition 10 can be considered discharged upon completion of the works in accordance with the approved details.

Condition 11 can be considered discharged upon completion of the project in accordance with the approved details and the approved maintenance plan being carried out in full.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 28 January 2025