Our Ref: 24/80243/COND
Your Ref: Sawtry 6 FPP C9 SWD, C10 Main...

20 August 2024

c/o Rebecca Smith
Vistry East Anglia
Ashurst
Southgate Park
Bakewell Road
Peterborough
PE2 6YS

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Sir/Madam
Smith

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

Proposal: Discharge of Condition 9 (surface water details), 10 (surface water management) and 11 (Foul water only) for 19/01294/FUL

Site address: Land East Of Glebe Farm Gidding Road Sawtry

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

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

c/o Rebecca Smith
Vistry East Anglia
Ashurst
Southgate Park
Bakewell Road
Peterborough
PE2 6YS

Our Ref: 24/80243/COND
Your Ref: Sawtry 6 FPP C9 SWD, C10 Main...

20th August 2024

Dear Sir/Madam
Smith

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

Proposal: Discharge of Condition 9 (surface water details), 10 (surface water management) and 11 (Foul water only) for 19/01294/FUL

Site address: Land East Of Glebe Farm Gidding Road Sawtry

I refer to your application above received on 23 July 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 9 - surface water details
Condition 9 (Surface Water Drainage Scheme) wording: No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 occupation of the first dwelling.
The scheme shall be based upon the principles within the agreed Drainage Statement prepared by Barter Hill Partnership (Ref: 6646/V4) dated 10th February 2020 and shall also include:
a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
d) Full details of the proposed attenuation and flow control measures;

e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
f) Full details of the maintenance/adoption of the surface water drainage system;
g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Submitted documents/drawings:
- Foul and Surface Water Maintenance and Management, Barter Hill, Dated: June 2024
- Sections Through Attenuation Basin, Barter Hill, (dwg non. 9458-BHP-XX-XX-DR-C-3122 Rev T1), Dated: 1 May 2024
- Private Drainage and External Levels, Barter Hill, (dwg non. 9458-BHP-XX-XX-DR-C-0310 Rev T1), Dated: 1 May 2024
- Exceedance Flow Routing Plan, Barter Hill, (Dwg 6646-C-108-01 rev T3), Dated: 1 June 2024

The Lead Local Flood Authority and Anglian Water have been consulted as part of this application and raise no objection with the submitted details. Surface water from the site will be adequately drained using a system of geocellular storage tanks and attenuation basin discharging into the existing sites drainage network via flow control at a rate of 51/s. The applicant has also provided a maintenance and management plan outlining the maintenance practices of all surface water drainage features in accordance with the wording of the condition. The details submitted demonstrate surface water can be adequately drained to ensure that there is no increased flood risk on or off site in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

Condition 9 is therefore discharged in full.

Condition 10 - surface water management
Condition 10 (Surface Water Management) wording: Details for the long term maintenance arrangements for the surface water drainage system (Including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Submitted documents/drawings:
- Foul and Surface Water Maintenance and Management, Barter Hill, Dated: June 2024

The Lead Local Flood Authority and Anglian Water have been consulted as part of this application and raise no objection with the submitted details. The applicant has provided a maintenance and management plan outlining the maintenance practices of all surface water drainage features in accordance with the wording of the condition. The private drainage system shall be maintained in accordance with submitted document in perpetuity. The proposed details accord with paragraph 175 part c of the NPPF 2023.

Condition 10 is therefore discharged in full.

Condition 11 - Foul water only

Condition 11 (Foul Water Drainage Scheme) wording: No development shall commence until details of the foul water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Submitted documents/drawings:
o Private Drainage and External Levels, Barter Hill, (dwg non. 9458-BHP-XX-XX-DR-C-0310 Rev T1), Dated: 1 May 2024

Anglian Water have been consulted as part of this application and raise no objection with the submitted details. The details show a foul flows connection to private sewers that ultimately connect to the public network in Glebe Road which is considered acceptable.

Condition 11 is therefore discharged in full.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 20 August 2024