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Doc no: 201113393
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Graeme Kane
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Place and Sustainability
Environment, Planning and Economy

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St Marys Street
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PE29 3TN

Flood Risk Team
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PROPOSAL: Reserved matters relating to appearance, landscaping, layout and scale for part of Phase F comprising 85 dwellings, public open space, internal access roads and associated works, pursuant to Outline Planning Permission 18/01918/OUT

Land North West Of Spittals Way And Ermine Street Great Stukeley

Comments from Lead Local Flood Authority (LLFA)

Dear Hannah Guy,

Thank you for your re-consultation which we received on 3 August 2026.

It appears there are no proposed changes to the impermeable or drainage layout. The onus is on the applicant to clearly identify any changes to the drainage strategy. Therefore, we have no further comments to make since our last response on the 10 November 2025 and **remain supportive of the proposals.**

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.

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.