My ref: FR/25-000143
Your ref: 25/00673/FUL
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Doc no: 201111862
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PROPOSAL: Change of use of stable block (equine use) and store (B8) to storage, office and welfare space (retrospective) (B1a, B2 and B8)

Pasturelands Taylors Lane Buckden St Neots PE19 5UW

Comments from Lead Local Flood Authority (LLFA)

Dear Hannah,

Thank you for your consultation which we received on the 24th April 2025.

The application does not appear to have any surface water flood risk or drainage implications therefore we have no further comments to make. The application is for a change of use only. Whilst this proposal will not result in an increase in impermeable area; in accordance with Chapter 6 of the Flood & Water Supplementary Planning Document we still strongly encourage the use of sustainable drainage techniques (SuDS) to take account of the effects of climate change.

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.

Yours sincerely,

[redacted]

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.