Our Ref: 25/80141/COND
Your Ref: RAF Molesworth Condition 5 (D...

2 April 2026

Mr Ben Stalham
WSP in the UK
70 Chancery Lane
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WC2A 1AF

Pathfinder House, St Mary's Street
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Dear Mr Stalham

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

Proposal: Discharge of condition 5 (SWD scheme) of 19/02509/OUT

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Your client: C/O Agent

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 25/80141/COND
Your Ref: RAF Molesworth Condition 5 (D...

2nd April 2026

Dear Mr Stalham

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

Proposal: Discharge of condition 5 (SWD scheme) of 19/02509/OUT

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Applicant: C/O Agent Skanska

I refer to your application above received on 12 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - SWD scheme
Condition 5 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 an approved inwriting by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the building.
The scheme shall include:
a) Full calculations detailing the existing surface water runoff rates for the site;
b) Full results of the proposed drainage system modelling in the 100% Annual Exceedance Probability (AEP) (1 in 1), 2.2% (1 in 30) and 1% AEP (1 in 100) 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) Temporary storage facilities if the development is to be phased;

f) 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;
g) Full details of the maintenance/adoption of the surface water drainage system;
h) 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.

Reason - To ensure that the proposed development can be adequately drained, maintained and to ensure that there is no flood risk on or off site resulting from the proposed development"

Submitted plans/documents:
Drawing reference Z9D2474Y18-BV-77703-00-DR-C G-14005 (Site Grading and Drainage Plan)(received by the Local Planning Authority on 04.03.2026)
Drawing reference 410796-GNL-ZZ-ZZ-DR-A-T-00141 (Drainage Plan)(received by the Local Planning Authority on 04.03.2026)
Phase 2 Stormwater Management Report (received by the Local Planning Authority on 04.03.2026)
Civil Storm Details - Utility Details - Sheet 1 (received by the Local Planning Authority on 13.08.2025)
Civil Storm Details - Utility Details - Sheet 2 (received by the Local Planning Authority on 13.08.2025)
Civil Storm Details - Utility Details - Sheet 3 (received by the Local Planning Authority on 13.08.2025)
Civil Storm Details - Utility Details - Sheet 4 (received by the Local Planning Authority on 13.08.2025)
Civil Storm Details - Polystorm Standard Details (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 1 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 2 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 3 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 4 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 5 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 6 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Storm Utility Profiles - Sheet 7 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel A2 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel A3 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel B2 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel B3 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel C2 (received by the Local Planning Authority on 13.08.2025)

Civil Grading Sheets - Site Grading and Drainage Plan - Panel C3 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Site Grading and Drainage Plan - Panel D2 (received by the Local Planning Authority on 13.08.2025)
Civil Grading Sheets - Road Profiles - Sheet 1 (received by the Local Planning Authority on 13.08.2025)

Consultations:
Lead Local Flood Authority: Notes that Paragraph 5.1 of the Phase 2 Stormwater Management Report states that flooding in the 1 in 100 year plus 40% climate change can be contained within the site, not affecting any facilities or causing any flooding downstream; no additional comments to make.

Assessment:
This application relates to a parcel of land (approx. 11.2 ha) located within the secure boundaries of RAF Molesworth, an operational non-flying facility under the control of the United States Air Force (USAF). The wider RAF Molesworth site comprises approx. 272 ha of land, all enclosed within a secure perimeter.

RAF Molesworth is, its entirety, a Prohibited Place within the meaning of the Official Secrets Act. Unauthorised persons entering RAF Molesworth may be arrested and prosecuted. Consequently, any onsite flood risk is entirely a matter for the operator to manage, having no implications for the wider public.

Notwithstanding this context, the Lead Local Flood Authority has noted that there would be no increased risk of flooding offsite. Consequently, the proposed details are in their entirety considered acceptable.

Conclusion:
The submitted details are acceptable and the submission element of condition 5 is hereby discharged. It remains for development to be implemented and maintained in accordance with the approved details.

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 sincerely



Clara Kerr
Chief Planning Officer
Date: 2 April 2026
Agent