Our Ref: 25/80153/COND
Your Ref: Rheola - Cond 8, 9 and 10

14 July 2025

Mr Stewart Anderson
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6 Pioneer Court
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Dear Mr Anderson

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

Proposal: Discharge of Conditions 8 (Detailed Surface Water Drainage Scheme), 9 (Foul Water Drainage Scheme) and 10 (Levels) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Your client: Mr Spencer Lindsay

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
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Dear Mr Anderson

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

Proposal: Discharge of Conditions 8 (Detailed Surface Water Drainage Scheme), 9 (Foul Water Drainage Scheme) and 10 (Levels) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Applicant: Mr Spencer Lindsay Guildmore

I refer to your application above received on 19 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Detailed Surface Water Drainage Scheme
Condition:

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy, Ardent, Ref: 2108620-01A, Rev: A, Dated: 8th September 2023 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, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

e) Site Investigation and test results to confirm infiltration rates;

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) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

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

i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The detailed surface water drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

Documents/Plans:

*Proposed Drainage Layout ref 021, Rev P4, dated 20th May 2025 and received by the Local Planning Authority (LPA) on the 23rd of June 2025.

*Drainage construction details (sheets 1, 2 & 3) ref's 31 P1, 32 P1, 33 P2 received by the LPA on the 19th of May 2025.

*Drainage Simulation Results dated 16th of May 2025 and received by the LPA on the 19th of May 2025.

*Proposed Basement Suspended Drainage Layout ref 22 rev P2 and received by the LPA on the 19th of May 2025.

*Proposed Basement Drainage Layout ref 23 rev P2 and received by the LPA on the 19th of May 2025.

*Flood Risk Assessment & Drainage Strategy prepared by Ardent Consulting Engineers, dated September 2023 and received by the LPA on the 19th of May 2025.

Consultee comments:

Cambridgeshire County Council as the Lead Local Flood Authority and Anglian Water as the authority responsible for foul drainage have reviewed the submitted documents and raise no objections to the discharge of Condition 8 observing that surface water will be discharged using a system of tanks, permeable paving, green roofs and geocelluar attenuation before controlled discharge into an Anglian Water sewer. Details of all maintenance and adoption has also been provided.

Conclusion:

Based upon the level of detail submitted alongside the favourable comments from specialists (as above), Officers are satisfied that the submission element of Condition 8 of 22/02584/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 9 - Foul Water Drainage Scheme
Condition:

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage, including connection point and discharge rate, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason:

To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

Documents:

*Proposed Drainage Layout ref 021, rev P4, dated 20th May 2025 and received by the Local Planning Authority (LPA) on the 23rd of June 2025.

Consultee comments:

Anglian Water have been consulted and following a review of the submitted document confirm that the propsals for foul water drainage are acceptable to them and as such they support the discharge of Condtion 9.

Conclusion:

Based upon the level of detail submitted alongside the favourable comments from specialists (as above), Officers are satisfied that the submission element of Condition 9 of 22/02584/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 10 - Levels
Condition:

No development, except for demolition or site clearance, shall take place until details showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the site and surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason:

To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12, LP14 and LP34 of the Huntingdonshire Local Plan to 2036.

Plans:

*Proposed Finished Levels ref 01 rev P2 received by the Local Planning Authority on the 19th of May 2025.

Consultee comments:

HDC's Urban Design Team have reviewed the submitted plan and raise no objections to the discharge of Condition 10 advising that the submitted plan confirms that the care home would have a ground floor finished floor level (FFL) of 6.600 (basement FFL of 3.600) and is within +/- of 300mm of immediate surrounding ground levels. Furthermore, they note that proposed ground levels are considered acceptable in relation to existing ground levels, adjacent ground levels and retained trees and that the proposed 0.225mm retaining wall surrounding existing retained trees in the south east corner of the site are also acceptable.

Conclusion:

Based upon the level of detail submitted alongside the favourable comments from specialists (as above), Officers are satisfied that the submission element of Condition 10 of 22/02584/FUL can be discharged. It remains for the works to be carried out 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: 14 July 2025
Agent