Our Ref: 25/80024/COND
Your Ref: Kate's Cabin 9

3 March 2025

Mr Matthew Gray
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Dear Mr Gray

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 9 (Surface Water Drainage Scheme) for 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

Your client: Welcome Break Ltd

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

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3rd March 2025

Dear Mr Gray

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

Proposal: Discharge of Condition 9 (Surface Water Drainage Scheme) for 23/00876/FUL

Site address: Kates Cabin Cafe Great North Road Chesterton PE7 3UJ

I refer to your application above received on 4 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 9 - Surface Water Drainage Scheme
Condition wording: 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 Drainage Strategy Report, Goodson Associates, Ref: P15680, Rev: -, Dated: 30th August 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) 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;
f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
g) Full details of the maintenance/adoption of the surface water drainage system;
h) Permissions to connect to a receiving watercourse or sewer;
i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.
Reason - To ensure that the proposed development can be adequately drained, that there is no increased flood risk on or off-site resulting from the proposed development and 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 the requirements of the National Planning Policy Framework 2023 and Policy LP15 of Huntingdonshire's Local Plan to 2036.

Submission:
Drawing 506, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 502, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 504, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 507, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 505, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 508, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 503, Goodson Associates, Ref: 15680, Rev: -, Dated: October 2024
Drawing 500, Goodson Associates, Ref: 15680, Rev: C, Dated: 16th October 2024
Network Calculations, Goodson Associated, Dated: 16th October 2024
Network Greenfield, Goodson Associated, Dated: 16th October 2024

Based on the above, the Local Lead Flood Authority have recommended discharge of Condition 9 (Surface Water Drainage Scheme) of planning permission 23/00876/FUL. Anglian Water similarly has no objection. The above documents demonstrate that surface water from the proposed development can be managed through the use of filter drains, swales and attenuation tank, restricting surface water discharge to 3.5l/s via flow control before discharging into an existing watercourse. It has been demonstrated that the proposed development can be adequately drained, that there would be no increased flood risk on or off-site resulting from the proposed development and that the principles of sustainable drainage have been incorporated into the development, in accordance with Policy LP15 of Huntingdonshire's Local Plan to 2036.

Condition 9 is therefore discharged.

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: 3 March 2025