Our Ref: 25/80053/COND
Your Ref: 501785 Monks Wood DOC 7

24 March 2025

Mrs Louisa Nelson
Ingleton Wood LLP
8 Whiting Road
Norwich Business Park
Norwich
NR4 6DN

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mrs Nelson

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

Proposal: Discharge of Condition 7 (Surface Water Drainage) of 21/01902/FUL.

Site address: Cambs Constabulary Police Training Centre Monks Wood Road Sawtry Huntingdon

Your client: Cambridge Constabulary

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
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mrs Louisa Nelson
Ingleton Wood LLP
8 Whiting Road
Norwich Business Park
Norwich
NR4 6DN

Our Ref: 25/80053/COND
Your Ref: 501785 Monks Wood DOC 7

24th March 2025

Dear Mrs Nelson

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

Proposal: Discharge of Condition 7 (Surface Water Drainage) of 21/01902/FUL.

Site address: Cambs Constabulary Police Training Centre Monks Wood Road Sawtry Huntingdon

Applicant: Cambridge Constabulary

I refer to your application above received on 17 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 7 - 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 & Drainage Strategy prepared by Ingleton Wood (ref: 501785 rev 3) dated 1st February 2022 and shall also include:

a) Full results of the proposed drainage modelling in the Qbar 3.3% Annual Exceedance Probability (AEP) (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;

b) 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);

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

d) 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;

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

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

The development shall be carried out 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.

Documents:

Detailed Surface Water Drainage Strategy reference MONKS-CON-ZZ-ZZ-T-C-000003 Version 1, Dated 13 Feb 2025 prepared by Conisbee Consulting Structural and Civil Engineers, dated 13th of February 2025 and received by the Local Planning Authority on the 17th of February 2025. And associated appendices and plans received on the same date.

Consultee comments:

Cambridgeshire County Council as the Lead Local Flood Authority have been consulted and, following a review of the submitted documents confirm that they are satisfied that the condition can be discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from consultees (as above) it is considered that the submission element of Condition 7 of 21/01902/FUL is 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: 24 March 2025
Agent