Our Ref: 24/80348/COND
Your Ref: Development of Land @ 12 Fen ...

5 December 2024

Mrs Rita Nunes
Atelier Brown Ltd
22 North End
Higham Ferrers
Rushden
NN10 8JB

Pathfinder House, St Mary's Street
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Dear Mrs Nunes

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

Proposal: Discharge of Condition 17 (Flood Risk and Drainage) of 21/01196/OUT

Site address: Land At And Including 12 Fen Lane Sawtry

Your client: Seako Construction 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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5th December 2024

Dear Mrs Nunes

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

Proposal: Discharge of Condition 17 (Flood Risk and Drainage) of 21/01196/OUT

Site address: Land At And Including 12 Fen Lane Sawtry

Applicant: Seako Construction Ltd

I refer to your application above received on 11 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 17 - Flood Risk and Drainage
Condition wording: No development shall commence within the site 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.
The scheme shall include:
1. 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;
2. 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;
3. 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);
4. 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;

5. Details of how surface water emanating off-site (but passing through the site via existing flow paths) will be appropriately managed without increasing the risk of flooding to the new property or existing properties.

The Development shall be carried out and maintained in accordance with the approved details.

Submitted documents/drawings:
- Flood risk assessment (Document non 1071-FRA-Rev B May 2021)
- Letter Section 106 Water Industry Act 1991-Sewer Connection from Anglian Water dated the 25th Nov 2024.
- Proposed Drainage Plan (dwg 3359-03)
- Storm Sewer Design
- Proposed contour plan (dwg 3359-02)
- Proposed hard landscaping plan (dwg 3359-05)
- Proposed Flow Control (dwg 3359-04)

Anglian Water (AW) have been consulted as part of this application whilst their initial recommendation was not to discharge condition 17, additional information was submitted to the LPA following AW response. Officers note Section 5 of the submitted FRA details how the applicants applied the surface water run off hierarchy and why direct public sewer connections are the preferable means of disposal for surface water. Additionally, micro drainage calculations detailing the existing surface water runoff rates accompany the submitted FRA.

Officers also note the application is accompanied with a letter from Anglian Water dated the 25th Nov 24 and received by the LPA on the 25/11/2024. The submitted letter confirms Anglian Water raise no objection to a direct foul water connection to the public foul sewer. Anglian Water raise no objection to a surface water connection to the public surface water sewer.

Given the above, the submitted details ensure that the development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies LP5, LP6, LP15 and LP37 of Huntingdonshire's Local Plan to 2036, the NPPF (2023) and the Huntingdonshire's District Council's Level 1 and 2 SFRA 2017.

Condition 17 is therefore discharged in full.

Where conditions have been discharged by the Local Planning Authority the works must be implemented in full accordance with the approved details.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 5 December 2024