My ref: FR/25-000171
Your ref: 25/80153/COND
Date: 04/07/2025
Doc no: 201112003
Officer: Benjamin Woolf
E Mail: Benjamin.Woolf@cambridgeshire.gov.uk

Cambridgeshire County Council

Frank Jordan
Executive Director
Place and Sustainability
Environment, Planning and Economy

Flood Risk Team
PO Box ALC2619
Eastfield House
PO Box 761
Huntingdon
PE29 9QR

Kevin Simpson
HUNTINGDONSHIRE DISTRICT COUNCIL
Pathfinder House
ST MARYS STREET
HUNTINGDON
PE29 3TN

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

Rheola Broad Leas St Ives PE27 5PU

Comments from Lead Local Flood Authority (LLFA)

Dear Kevin,

Thank you for your re-consultation which we received on the 24th June 2025.

We have reviewed the following documents:

- Proposed Drainage Layout, Coast, Ref: 25001, Rev: P4, Dated: 20th May 2025
- Drainage Construction Details (All Sheets), Coast, Ref: 25001, Rev: P2, Dated: 8th April 2025
- Drainage Simulation Results, Site 3D, Dated: 16th May 2025
- Flood Risk Assessment & Drainage Strategy, Ardent, Ref: 2108620, Rev: A, Dated: 8th September 2023

Based on these we can **recommend discharge of Condition 8 (Detailed Surface Water Drainage Scheme)** of planning permission **22/02584/FUL**. Surface water will be discharged from the proposed site using a system of tanked permeable paving, green roofs and geocellular attenuation before discharging at a controlled rate via flow control at 2l/s into the existing Anglian Water sewer. Maintenance and adoption details of all surface water discharge features has also been provided.

Informatives

Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk Manager

If you have any queries regarding this application, please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.