Our Ref: 25/80125/COND
Your Ref: Land East of West Newlands, S...

15 August 2025

Miss Evangeline Lee
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Dear Miss Lee

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

Proposal: Discharge of Conditions 6 (Surface Water Drainage) and 7 (Foul Water Drainage) of 15/00917/OUT

Site address: Land East Of West Newlands Somersham

Your client: Mr Biagioni

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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15th August 2025

Dear Miss Lee

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

Proposal: Discharge of Conditions 6 (Surface Water Drainage) and 7 (Foul Water Drainage) of 15/00917/OUT

Site address: Land East Of West Newlands Somersham

Applicant: Mr Biagioni Rose Homes (EA) ltd

I refer to your application above received on 30 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - surface water drainage scheme
Conditions 6 (Surface Water Drainage) wording: No development shall take place until a surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme and implemented in accordance with a phasing plan approved as part of the scheme. Thereafter the surface water drainage scheme shall be maintained and managed in accordance with details approved as part of the scheme.
There shall be no infiltration of surface water drainage into the ground other than in accordance with any details approved as part of the surface water drainage scheme.

Submitted Documents/Drawings:
- Drainage Summary Report received by the LPA 20/12/2019
- Drainage Design Report, received by the LPA 29/11/2021
- SuDS Application & Drainage Strategy (dwg non:18030-123 Rev P9), received by the LPA 29/11/2021

o Private Road Details (dwg non-18030-120 Rev P1) received by the LPA 29/11/2021
o Private Drainage Details Sheet 4 of 5 (dwg non 18030-118 Rev P6) received by the LPA 29/11/2021
o Exceedance Plans (dwg non 18030-114 Rev P11) received by the LPA 29/11/2021
o Engineering Drawing (Sheet 1 of 7), Parsons Consulting Engineers Ltd, 18030-100 Rev P21, received by the LPA 15/05/2025
o Engineering Drawing (Sheet 2 of 7), Parsons Consulting Engineers Ltd, 18030-101 Rev P23, received by the LPA 15/05/2025
o Engineering Drawing (Sheet 3 of 7), Parsons Consulting Engineers Ltd, 18030-102 Rev C02, received by the LPA 30/04/2025
o Engineering Drawing (Sheet 4 of 7), Parsons Consulting Engineers Ltd, 18030-103 Rev C02, received by the LPA 30/04/2025
o Engineering Drawing (Sheet 5 of 7), Parsons Consulting Engineers Ltd, 18030-104 Rev P23, received by the LPA 15/05/2025
o Engineering Drawing (Sheet 6 of 7), Parsons Consulting Engineers Ltd, 18030-105 Rev AC1, received by the LPA 15/05/2025
o Engineering Drawing (Sheet 7 of 7), Parsons Consulting Engineers Ltd, 18030-106 Rev AC1, received by the LPA 15/05/2025
o Manhole Schedule Sheet 1 of 2 (dwg non 18030-108A rev P15), received by the LPA 30/04/2025
o Ditch Works Sheet 1 of 2 (dwg non 18030-290 Rev P6), received by the LPA 05/05/2022
o Ditch Works Sheet 1 of 2 (dwg non 18030-291 Rev P5), received by the LPA 05/05/2022
o Drainage Management and Maintenance Plan received by the LPA 20/12/2019

Cambridgeshire County Council as the Lead Local Flood Authority and Anglian Water have been consulted on the application. Whilst the LLFA initially objected to the submitted drainage scheme due to insufficient information, it has been clarified to drainage Officers that Condition 6 (Surface Water Drainage) of 15/00917/OUT has already been discharged under application referenced 19/80408/COND and that this discharge of condition application only seeks to amend on plot drainage for plots 13 and 14. The main principles of the drainage scheme discharged under application ref 19/80408/COND remain the same. Following this update the LLFA Officer raised no objection to the proposed surface water drainage scheme. Anglian Water raise no comment on the application.

It is noted that the trigger point for a surface water drainage scheme to be submitted and approved by the LPA is prior to commencement. A drainage scheme has already been submitted and approved prior to commencement under application ref 19/80408/COND. This application therefore accords with the wording of the condition.

The submitted surface water drainage scheme would prevent the increased risk of flooding, both on and off site in accordance with policy LP15 of the Huntingdonshire Local Plan 2036.

Condition 6 is therefore discharged in full.

Condition 7 - foul water drainage
Conditions 7 (Foul Water Drainage) wording: No development shall commence until details of the foul water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and implemented in accordance with a phasing plan approved as part of the scheme such that no dwelling hereby permitted is occupied until the foul drainage works connecting it to an existing public sewer have been implemented.
Submitted Documents/Drawings:

o S104 Sewers for Adoption (drawing number: 18030-140 Rev P5) received by the LPA 20/08/2022

Cambridgeshire County Council as the Lead Local Flood Authority and Anglian Water have been consulted on the application. Whilst the LLFA initially objected to the submitted drainage scheme due to insufficient information, it has been clarified to drainage Officers that Condition 7 (Foul Water Drainage) of 15/00917/OUT has already been discharged under application referenced 19/80408/COND and that this discharge of condition application only seeks to amend on plot drainage for plots 13 and 14. The main principles of the drainage scheme discharged under application ref 19/80408/COND remain the same. Following this update the LLFA Officer raised no objection to the proposed foul water drainage scheme. Anglian Water reviewed the Engineering Drawings Plans 1 to 7 submitted with the condition application and recommend condition 7 -Foul Water Drainage to be discharged.

It is noted that the trigger point for a foul water drainage scheme to be submitted and approved by the LPA is prior to commencement. A drainage scheme has already been submitted and approved prior to commencement under application ref 19/80408/COND. This application therefore accords with the wording of the condition.

The submitted foul water drainage scheme would ensure the satisfactory disposal of foul drainage in accordance with policy LP6 of the Huntingdonshire Local Plan 2036.

Condition 7 is therefore discharged in full.

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: 15 August 2025
Agent