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**Our ref:** 204938

26<sup>th</sup> April 2022

Submitted via Planning Portal ref: PP-11214726

Dear Sir or Madam,

**Discharge of Condition 19 (Detailed Surface Water Drainage Scheme) application pursuant of full planning permission granted for Erection of a single storey 60 place SEMH social emotional and mental health school for pupils in KS3 and KS4 11 to 16 years, with associated vehicle and pedestrian access, formal sports pitches and amenity space, car and cycle parking, vehicular drop off area, landscaping, and associated ancillary works together with the provision of a footpath and associated highway works, creation of a new access to The Still for agricultural vehicles, and demolition of existing residential farmhouse and barn.**

I write in connection with the above planning permission, granted on 24 February 2022, to discharge condition 19 (Detailed Surface Water Drainage Scheme).

Condition 19 (Detailed Surface Water Drainage Scheme)

*No development other than the 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 prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-S- 003) dated January 2022 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) Temporary storage facilities if the development is to be phased;*
- f) A timetable for implementation if the development is to be phased;*
- g) 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;*
- h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
- i) Full details of the maintenance/adoption of the surface water drainage system;*
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water; and*
- k) A maintenance plan for the pumping station is provided. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National Planning Policy Framework (NPPF) (July 2021).*

Kier have been in direct contact with the LLFA regarding the plans submitted to discharge this application. The LLFA have confirmed all comments have been addressed and are sufficient to discharge the condition.

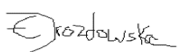
Below is a schedule of the information that has been submitted to support the discharge of condition 19:

- Proposed Drainage Layout Sheet 1 – FEC-PDL-XX-ZZ-DR-C-2000;
- Proposed Drainage Layout Sheet 2 – FEC-PDL-XX-ZZ-DR-C-2001;
- Proposed Drainage Layout Sheet 3 – FEC-PDL-XX-ZZ-DR-C-2002;
- Proposed Drainage Strategy – FEC-PDL-XX-ZZ-DR-C-2120;
- Flood Risk Assessment and Drainage Strategy – FEC-PDL-ZZ-XX-RP-S-003;
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- Flood Risk Assessment and Drainage Strategy – FEC-PDL-ZZ-XX-RP-S-003.

The Flood Risk Assessment and Drainage Strategy will be emailed directly to the Council via WeTransfer, due to file size.

I trust this is sufficient to discharge the above planning conditions but if any further information or clarification is required, then please do not hesitate to contact me. In the meantime, I look forward to receiving acknowledgment of this application.

Yours faithfully,



**Elena Drozdowska**  
**Graduate Planner**  
**Cambridge Planning**  
**Strutt & Parker**