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Date 15 November 2024

Dear Anne

RE: 24/02379/DOC – Details reserved by Condition 8 (Watercourse alteration detailed design) of planning permission reference 23/01420/FP granted on 05.12.2023 – Newsells Park Winery, Whiteley Hill, Barkway, Royston, SG8 8DY

Thank you for your consultation on the above site, received on 24 October 2024. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 8 (Watercourse alteration detailed design). For reference, Condition 8 is worded as follows:

‘Prior to construction, a detailed design shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority for any proposed watercourse alteration that demonstrates the design is in strict accordance with the Land Drainage Act 1991 (culverting shall only be acceptable for access purposes).

Details submitted for any proposed culvert must demonstrate that flood risk is suitably managed for all storms up to and include the 1% AEP (Annual Exceedance Probability) (1 in 100 year) plus climate change, that exceedance events of the channels do not impact the proposed development and that they are easily maintainable and accessible. The details shall include long sections and cross sections of the proposed watercourses including details of any proposed crossings. The development shall be constructed in accordance with the approved plans’.

The LLFA technical review includes;

1. The Hydraulic Conditions for Culver Sizing Report (dated 15 March 2024, REF FEWM9282-RT001 R01-00) shows detailed calculations up to the 1% AEP plus climate change allowance for the proposed culvert. The proposed culvert onsite is

being designed to the above, lowering the water levels upstream of the proposed road. Additionally, cross sections (dated 19 April 2024, REF 1315-131) and drainage drawings (dated 19 April 2024, REF 1315-130) have been provided for both the culvert and the proposed access road. On this basis, the information provided is sufficient and thus, **no further information is required**.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth & Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Hydraulic conditions for culvert sizing, prepared by HR Wallingford, 15 March 2024, REF FWM9282-RT001 R01-00
- Drawing: Access Road Culvert Plan, prepared by Solution Civil and Structural Engineers, 19 April 2024, REF 1315-130
- Drawing: Access Road Culvert Section and Details, prepared by Solution Civil and Structural Engineers, 19 April 2024, REF 1315-131
- Drawing: Access Road, prepared by Solution Civil and Structural Engineers, 08 May 2024, REF 1315-120A
- Cover Letter: Covering Letter for Newsells Park Winery Conditions, prepared by Planning and Development Associates, 17 October 2024, REF 1248-AGJ