

COVER NOTE

RE: Newsells Park Winery, Whiteley Hill, Barkway, Royston, Hertfordshire, SG8 8DY

1. This Cover Note has been prepared to support an application to discharge Conditions 6, 7, 8, 11, 12 & 20 which were imposed on Planning Permission 23/01420/FP for the 'Proposed winery production, processing and storage facility including hospitality functions, service apron, car park, access road, wetland waste treatment solution and landscaping' at Newsells Park Winery, Whiteley Hill, Barkway, Royston, Hertfordshire, SG8 8DY.
2. The planning permission was granted on the 05 December 2023.
3. The following table contains details of the information that has been prepared to discharge each of the conditions:

NO	CONDITION	DOCUMENTS/DRAWINGS SUBMITTED
6	Prior to commencement of the development, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy (Newsells Park Estate - Whiteley Hill Winery Proposed Drainage Strategy by Solution Consulting Civil and Structural Engineers Ref 1315 no date). The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall: o Provide supporting calculations, using a CV value of 1, for all the drainage infrastructure (storage features and conveyance network) contained within the drawing "Underground drainage and externals plan" Sheets 1 of 2 and 2 of 2, drawing number 1315/100 dated 3 April 2023 by Solution Consulting Civil and	SOLUTION Consulting Engineers Ltd letter dated the 23rd May 2024 REF: LC/1315/SRB Conditions 6 & 20 SOLUTION Consulting Engineers Ltd Surface Water Drainage Report – DATED 23rd May 2024

	Structural Engineers. - o An infiltration rate of 1.4 m/s shall be used to design the infiltration features using appropriate safety factors in accordance with Table 25.2 of the SuDS Manual 2015. - o Demonstrates that the proposed surface water drainage system does not surcharge in the 100% AEP (1 in 1 year) critical storm duration, flood in the 3.33% AEP (1 in 30 year) plus climate change critical storm duration or the 1% AEP (1 in 100 year) critical storm duration. - o Demonstrates that any flooding that occurs when taking into account climate change for the 1% AEP (1 in 100 year) critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes. - o Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge. - o Show how water would be managed in the event of failure of the pumped system for 24 hours and how flood resilience and resistance will ensure that flood impacts to vulnerable parts of the development will be minimised.	
7	Development shall not commence until details and a method statement for interim and temporary drainage measures during the construction phase has been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or the proposed drainage system. The site works and construction phase shall thereafter be carried out in accordance	SOLUTION Consulting Engineers Ltd letter dated the 23rd May 2024 REF: LC/1315/SRB & Drawing 1315-103

	with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.	
8	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 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.	SOLUTION Consulting Engineers Ltd letter dated the 8th May 2024 REF: LC/1315/SRB & Drawings 1315-120A, 130 & 131 and HR Wallingford Report No. FWM9282/RT001 R01-00 dated 15 March 2024
11	Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number(s) (20 060-SK03 rev B) in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.	Drawings: - 24-335-001 REV B: GENERAL ARRANGEMENT WHITELINING AND SIGNAGE - 24-335-002 REV B: SITE CLEARANCE - 24-335-003 REV B: CONSTRUCTION TYPES - 24-335-004 REV B: PROPOSED LEVELS - 24-335-006 REV B: CATCHMENT AREAS - 24-335-007 REV A: EXISTING TREES PLAN - 24-335-009 REV C: SECTION

		278 LEGAL PLAN - 24-335-010 REV B: PROPOSED LEVELS - 24-335-TR01 REV B: SWEPT PATH ANALYSIS 16.5m LEGAL ARTIC - 24-335-TR02 REV B: SWEPT PATH ANALYSIS 16.5m LEGAL ARTIC & ESTATE CAR - 24-335-TR03 REV B: SWEPT PATH ANALYSIS 16.5m LEGAL ARTIC & ESTATE CAR - 24-335-TR04 REV B: SWEPT PATH ANALYSIS 16.5m LEGAL ARTIC & ESTATE CAR - 24-335-TR05 REV B: SWEPT PATH ANALYSIS 16.5m LEGAL ARTIC & ESTATE CAR - 24-335-TR06 REV B: SWEPT PATH ANALYSIS REFUSE VEHICLE & ESTATE CAR
12	No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of: a. Construction vehicle numbers, type, routing; b. Access arrangements to the site; c. Traffic management requirements d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas); e. Siting and details of wheel washing facilities;	CEMP – V1 Rev 3 – 05/03/2024

	f. Cleaning of site entrances, site tracks and the adjacent public highway; g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times; h. Provision of sufficient on-site parking prior to commencement of construction activities; i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements; k. Phasing Plan.	
20	No development should commence until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The scheme shall be implemented in accordance with the approved details.	SOLUTION Consulting Engineers Ltd letter dated the 23rd May 2024 REF: LC/1315/SRB Conditions 6 & 20 SOLUTION Consulting Engineers Ltd Surface Water Drainage Report

4. A copy of the substantive planning permission is attached in support of the application.
5. If there are any queries from this submission, please contact the undersigned.

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 17 October 2024
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