

DEVELOPMENT MANAGEMENT COMMITTEE – 19th January 2026

LATE REPRESENTATIONS SUMMARY

3(a) 25/00892/OUT Outline application with all matters reserved except for access via Peterborough Road for the demolition of 107 Peterborough Road, and the development of up to 185 dwellings (Use Class C3), public open space and associated infrastructure - Land West of Peterborough Road, Farcet.

Whilst progress has been made on outstanding matters, discussions are still ongoing with Peterborough City Council Highway Authority in relation to transport matters. Officers therefore recommend the application is withdrawn from the agenda.

3(b) 25/01237/OUT Application for the Demolition of equestrian centre buildings and erection of up to 7 dwellings including revised access from New Road with all matters reserved at Northbrook Equestrian Centre, New Road, Offord Cluny, St Neots

Cadent Gas: response received 13.01.2026 (full comments on file)

No objection in principle subject to nothing being built on or placed/stored on or over the pipeline or in the easement for any assets in the works area. No build within the 14m of the MAHP pipeline, further consultation prior to building.

The Lead Local Flood Authority: response received 14.01.2026 (full comments on file)

The Lead Local Flood Authority (LLFA) has objected to the application on surface water drainage grounds, raising concerns with the indicative drainage strategy submitted at outline stage, including surface water flow paths, hydraulic modelling and the proposed outfall arrangement.

Drainage Consultant Technical Note in response to LLFA comments:

The applicant's drainage consultant has submitted a Technical Note in response to the LLFA objection. The note confirms that the proposed dwellings would be located entirely within the footprint of the existing equestrian buildings, with no raising of ground levels and no displacement of existing surface water flow paths. The proposal would result in a reduction in overall building footprint and impermeable area compared to the existing situation.

The surface water outfall and receiving ditch are confirmed to be located within shared site infrastructure and maintained by a site management company. Updated hydraulic modelling has been provided using FEH rainfall data and a 40% climate change allowance, demonstrating that the proposed drainage system can operate without flooding under the 1 in 100 year plus climate change event.

Officer Response

Officers note that the submitted Technical Note provides further clarification and updated evidence addressing the LLFA's concerns regarding surface water flow paths, outfall arrangements and hydraulic modelling methodology. The additional information confirms that the proposed redevelopment would be located within the footprint of existing buildings, would reduce impermeable areas, and that updated FEH-based hydraulic modelling demonstrates that surface water can be managed without increasing flood risk on or off site.

Paragraph 027 (Reference ID: 7-027-20220825) of the Planning Practice Guidance confirms that a proportionate approach should be taken to surface water flood risk and that, where site-specific evidence demonstrates that flood risk can be appropriately managed without increasing risk elsewhere, the sequential test is not required. The application is submitted in outline, with all matters reserved, and is supported by an indicative Flood Risk Assessment and Drainage Strategy. This information demonstrates that a satisfactory surface water

drainage solution is achievable in principle, and that the site is capable of being developed without increasing surface water flood risk on or off site.

On this basis and having regard to the proportionate approach set out in the Planning Practice Guidance, it is considered that the sequential test is not required in this instance, with detailed drainage design to be secured at the reserved matters stage through condition.

Given the above, the officer recommendation is amended to seek delegated authority to resolve the outstanding LLFA objection following committee, including agreement of a suitably worded surface water drainage condition to be attached to the outline permission.

Amendment to Officer Recommendation

Approval subject to the conditions outlined in the report, and delegated authority to the Head of Planning, Infrastructure & Public Protection to resolve the outstanding LLFA objection and to agree a suitably worded surface water drainage condition to be attached to the outline permission.

3(c) 25/01875/FUL Erection of four dwellings and associated works - Land Adjacent 31 Luke Street, Eynesbury.

No late representations for this item.

3(d) 25/01894/FUL Erection of bungalow with garage and associated works - Land Rear of 34 to 38 Ackerman Street, Eaton Socon.

No late representations for this item.