

Stilton Parish Council – comments on Planning Application: 21/01810/OUT – Land West of 26 to 34 High Street, Stilton

Stilton Parish Council has previously submitted its objections to this planning application and to the related 21/01808/REM. The additional information now supplied does not change that view. The land now seeking planning approval is part of an original consented outline application with a Condition for a **maximum** 70 dwellings. This 21/01810/OUT seeks to breach this condition and cover the land with 86 houses. More concrete will make environmental conditions even worse.

Residents in Stilton have first hand knowledge of the land in their village and amongst these residents are experts in flooding, drainage and mitigation measures, many of whom have detailed their concerns on HDC's public access system.

The Parish Council would like to highlight that whereas the overall strategy in this application is in theory workable, the analysis does not address summer rainfall conditions. The Parish Council attach actual data for rainfall in Stilton which details ...

A daily maximum rainfall:

June 2019 – 140mm

June 2020 – 116mm

May 2021 – 106mm

There is no need to use assumptions when actual data is available.

This data shows that in Stilton we are having more rain and more importantly larger peak flows. This is reinforced in Huntingdonshire's Local Plan to 2036 where in point 4.69 (p.46) it specifically details how the 'district is projected to have increased susceptibility to future climate impacts beyond the plan period' and during 'the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.'

It is also an assumption that the Anglian Water infrastructure is in 100% good condition but from surveys through the village, we are aware this is not the case. This is in direct conflict with aim in The Flood and Water Management Act 2010, Schedule 3, s.2 (a)(c)(e).

In addition, the analysis provided in the application shows substantial surcharge during winter storm conditions and does not address the fact that by building up the levels to the Eastern end of the site the natural flow of water across the land will be blocked. Another detrimental aspect of building up the levels as proposed is that should there be a flood (this can easily be caused by a minor blockage in the 450mm outfall pipe) it will be the properties along High Street and the Eastern end of Church Street that will be affected. This works in direct opposition to the aim of Huntingdonshire's Local Plan to 2036, LP5 and point 4.66 in particular which details where the NPPF sets strict tests to protect people and property from flooding and where these tests are not met, national policy is clear that new development should not be allowed.

Concerns on the design strategy calculations:

1. Summer storm design criteria have used a return period of only two years, storm duration of 30 mins and a maximum rainfall of 20mm/hr. A minimum return period of 100 years would be expected with rainfall in excess of 100mm/hr. Looking at the results of the winter storm condition one would expect correctly applied summer storm conditions to overload the system.
2. Winter storm design criteria have used a return period of 100 years, storm duration of 720 mins with no maximum rainfall defined. Under these conditions more than 50% of the drain runs are become surcharged which is, in the view of Stilton Parish Council, not acceptable. A concern here would be that backing up of water could force water to escape overland and/or via uncontrolled routes thereby causing flooding.
3. The proposed storage basins seem to have been sized to accommodate the winter storm conditions, which they appear to do, there is no analysis of summer storm conditions for a 100-year return period.

Given the forgoing, Stilton Parish Council **object** to the proposals as currently presented and indeed urges you to **dismiss** this outline application and revert to the original consented plans for 70 houses but with improved flood mitigation measures to safeguard flooding in the village. The proposed scheme has not been upgraded for the addition of 16 houses, which gives an expansion of the construction by 23%. Covering more land with hard surfaces will serve to compound the issue of flooding. Stilton Parish Council therefore recommends RUFUSAL to this application.