

Ensuring policies and strategies deliver

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Application timeline - 1

Pre-preapp stage

- Early discussion detailing expectations, constraints, opportunities with local authority and other partners
 - Local planning authority input from engineers, landscape architects, urban designers, ecologists and planners. (LPA technical team)
- Opportunity to influence scheme = **high**



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Application timeline - 2

Pre-app stage - outline

- Discuss proposals:
 - Multiple pre-apps discussing:
 - Flow and volumetric run-off, controls, potable water strategy, landscape, adoption strategy, flood risk reduction scheme and future reserved matters.
- Opportunity to influence scheme = **high**



Application timeline - 3

Application stage - outline

- Assess submitted information:
 - Provide comments and information re-submitted
 - Check re-submission
 - Agree conditions
- Opportunity to influence scheme = **medium**



Application timeline - 4

Pre-app stage – reserved matters

- Early discussion detailing expectations, and opportunities with local authority and other partners. Discussions around detail.
 - Local planning authority input from engineers, landscape architects, urban designers, ecologists and planners. (LPA technical team)
- Opportunity to influence scheme = **medium**



Application timeline - 5

Ghost application stage – reserved matters

- Assessed as if an actual application.
 - Checked against policy and best practice, interrogation of calculations etc.
 - Discuss application with colleagues
- Opportunity to influence scheme = **low**



Application timeline - 6

Application stage – reserved matters

- Check submitted application has addressed comments from ghost application and provide feedback
- Fine grain details agreed through conditions
- Opportunity to influence scheme = **low**

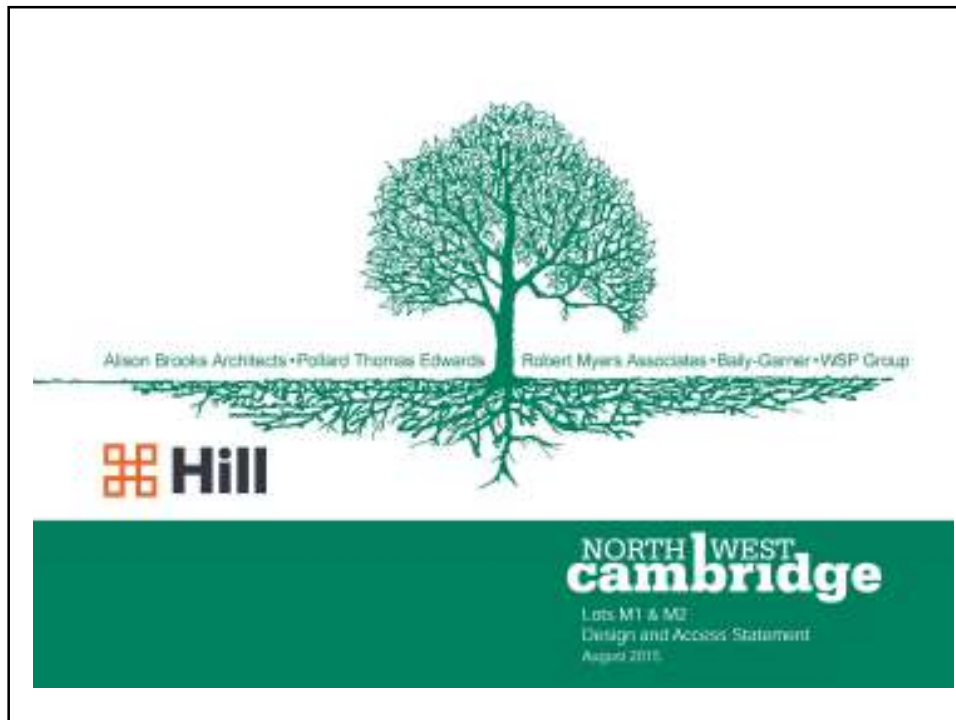


Application timeline - 7

Post applications stage – onsite monitoring

- Visit site to check what is being constructed and how it is constructed in accordance with submitted information.
- Opportunity to influence scheme = **non-existent!**





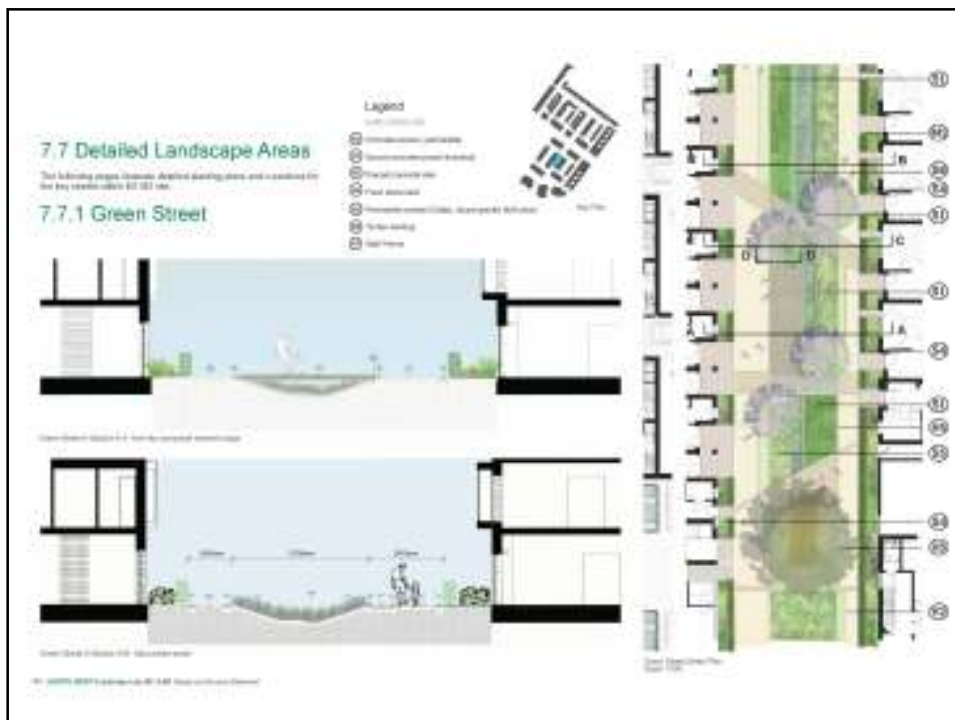
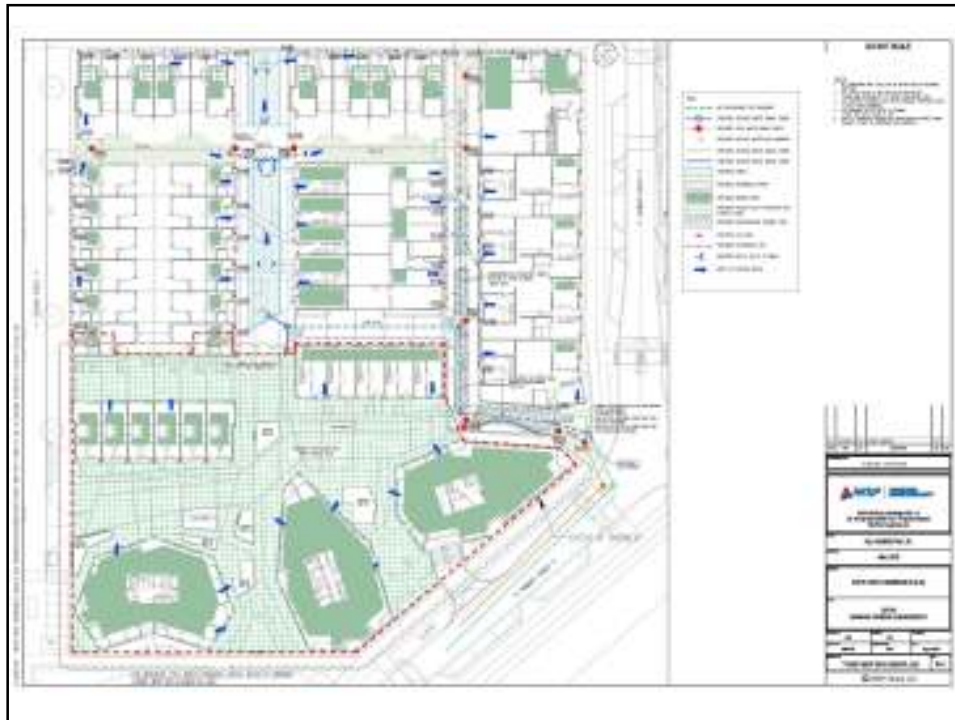
Residential Lot M2 M2

- 240 Dwellings
- 64 dwellings per hectare
- 4 discharge locations into strategic system at 5 l/s each
- All images copyright University of Cambridge, Hill Residential, Alison Brooks Architects, Pollard Thomas Edwards, Robert Myers Associates and WSP Group









Lot 2 Residential and commercial

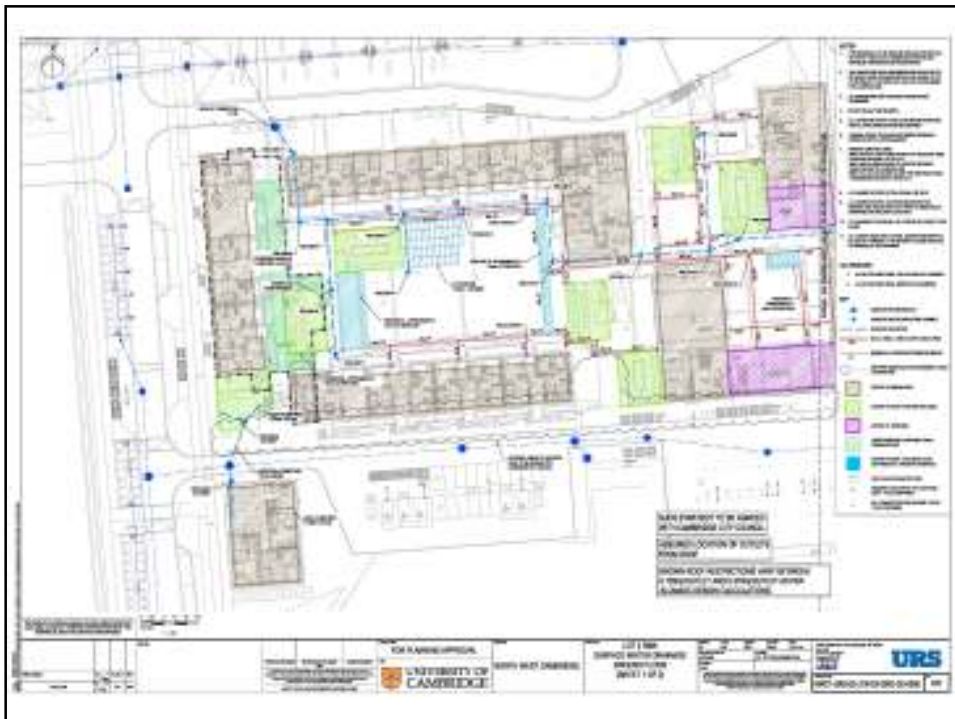
- 264 dwellings (key worker)
- 1983 sqm commercial use
- 8.81 l/s discharge into strategic network
- All images copyright University of Cambridge, Aecom, Stanton Williams and Townshend Landscape Architects

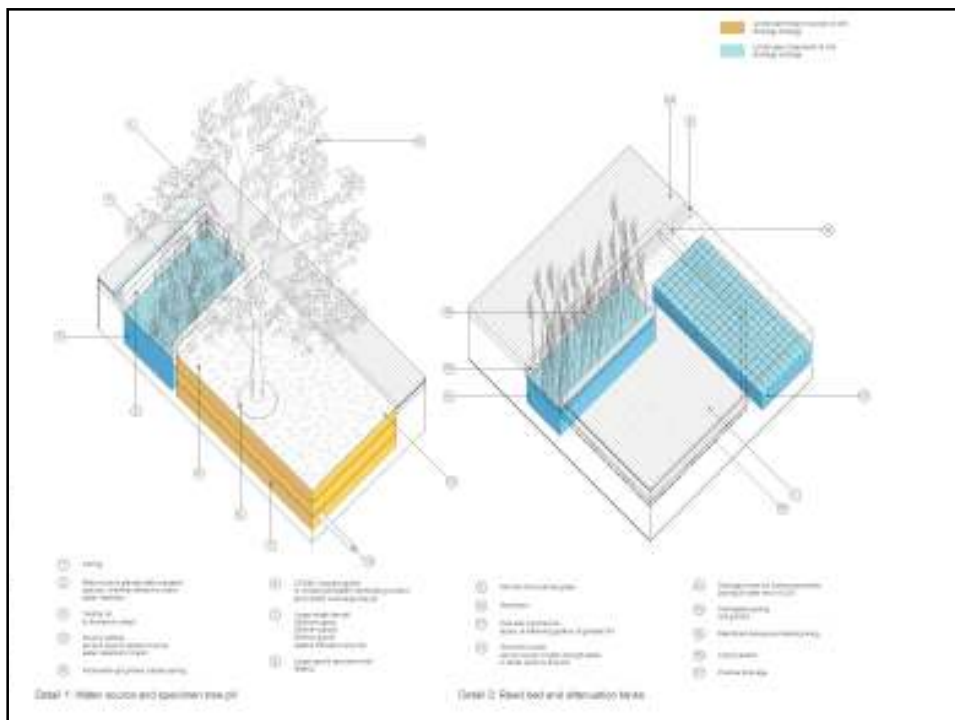
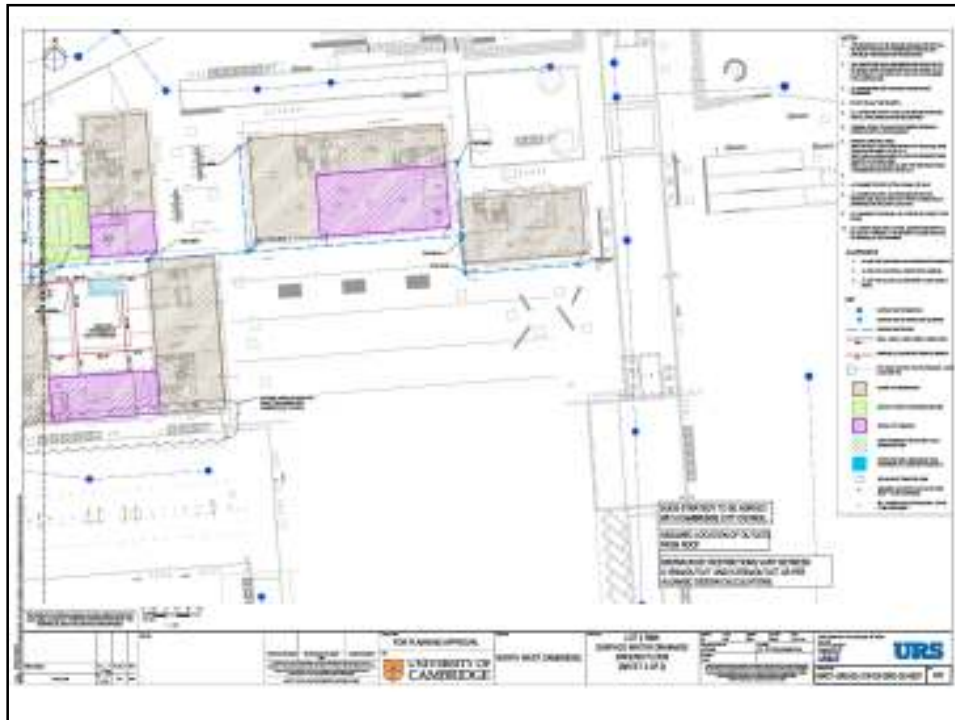


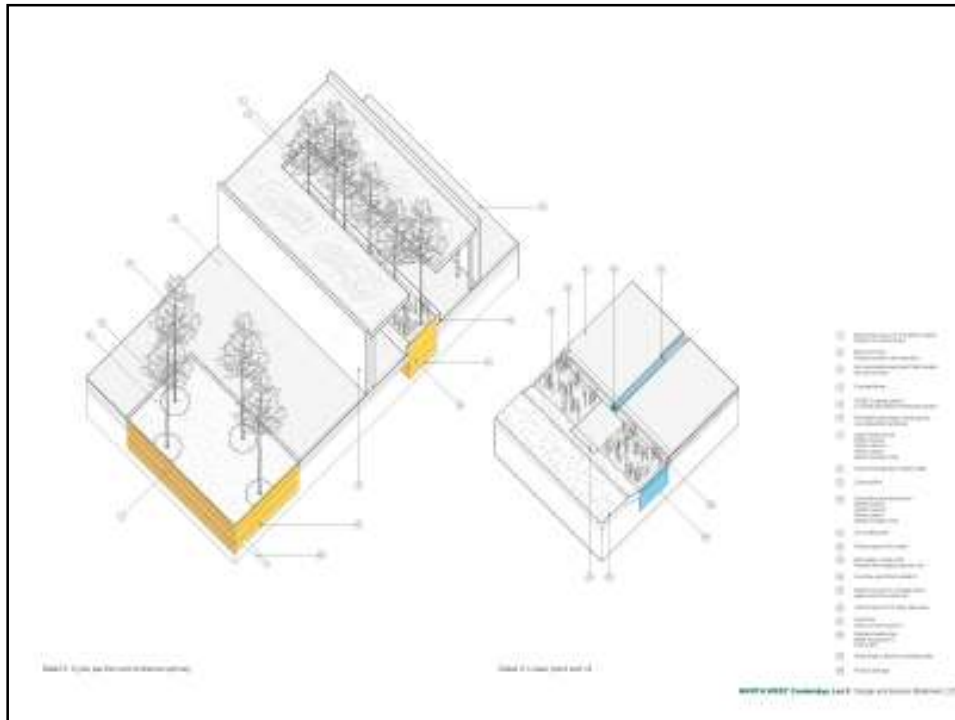
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Conclusion

- Early consideration = better SuDS
- Maximise pre-app
- Attention to detail
- Don't worry about the calcs
- Follow through to construction

