

Growth & Environment

Linda Walker
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/01750/DOC
Date: 3 September 2026

Dear Linda

RE: Details Reserved by Condition 23 (SUDs Phase Plan) of Hybrid application reference 24/01013/HYA granted on 30 June 2026 – Land Surrounding Burloes Cottages, Newmarket Road, Royston

Thank you for your consultation on the above site, received on 21 July 2026. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 23 (SuDS Phasing Plan). For reference, Condition 23 is worded as follows:

'Prior to commencement of development a detailed Site SuDS Phase plan which aligns with the site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This SuDS Phasing plan shall ensure that each phase does not exceed the agreed discharge rates for that phase and that source control measures are installed within each phase to adequately address the phases own surface water runoff.

The plan shall ensure that each SuDS component is adequately protected throughout the development of the scheme. The plan shall show all exceedance routes throughout the site clearance and construction of the scheme ensuring flood risk is not increased elsewhere or to the site itself and that the site remains safe for all exceedance event flow routes for the lifetime of the development during rainfall (i.e. greater than design events or during blockage) and how property on and off site will be protected'.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either

increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The LLFA technical review includes;

1. The LLFA are concerned that there is no supporting information regarding flow rates, discharge rates and connections throughout the scheme at each phase. On this basis, the LLFA require **further information** and are unsatisfied with the information at this stage.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Correspondence: Application for Approval of Details Reserved by Condition 23 of 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire | prepared by Vistry Group | dated 9 July 2026 | Ref: PP-15063889
- Drawing: Basin Detail Sheet 1 of 2 | prepared by INGENT Consulting Engineers | dated 19 May 2026 | Ref: 2307-831-110B | Rev: A1
- Drawing: Basin Detail Sheet 2 of 2 | prepared by INGENT Consulting Engineers | dated 12 November 2025 | Ref: 2307-831-11A | Rev: A1