

Corporate Architecture Limited

1 Trimbush Way
Rockingham Road
Market Harborough
Leicestershire
LE16 7XY

Our Ref : 25/02733/S106A

Contact : Anne McDonald
Direct Line : 01462 474634
Email : anne.mcdonald@north-herts.gov.uk
Date : 23rd January 2026

FAO: Alfie Simons

Dear Sir / Madam,

S106A Planning Obligations : Application for the discharge of Planning Obligation under S106A of the TCPA 1990 LLFA/drainage with respect to S106 agreement pursuant to 19/01669/FP
Land On The South West Side Of, Stevenage Road, St Ippolyts, Hertfordshire,

Sustainable Urban Drainage System (SuDS) details

I refer to your application, received on 10/11/25, which seeks approval of the SuDS details. The S106 Agreement, under Schedule 2, Part 5, sets out the requirements on the developer regarding the drainage details. There are 7 obligations set out in the S106 Agreement (set out at 5.1 – 5.7), in summary these are:

- To submit a SuDs scheme for approval ahead of commencement of development.
- To have the scheme approved ahead of commencement of development.
- From commencement of development to lay out the surface water drainage in accordance with the approve details.
- To limit occupation of the development to not more than 80% occupation ahead of the drainage system being fully laid out.
- To limit occupation of the development to not more than 80% ahead of the SuDs system being transferred to the Management Body in accordance with the approved Management Scheme.
- Not to permit the occupation of more than 80% of the dwellings until the SuDs has been transferred to the Management Body in accordance with the approved Management Scheme and thereafter to manage and maintain the surface water drainage system in accordance with the approved Management Scheme.
- From the issue of the Certificate of Completion to manage and maintain the surface water drainage system to the standard required by the approved SuDs scheme.

These obligations are supported by conditions 25 (drainage), 26 (sustainable drainage scheme), 27 (verification) and 28 (temporary drainage measures) on the Decision Notice for planning permission 19/01669/FP. Application 25/00489/DOC was submitted for the consideration of condition 25, and the details submitted were agreed on 01/07/25. Application 25/00490/DOC was submitted for the consideration of condition 26, and the

details submitted were agreed on 11/11/25. Application 25/00491/DOC was submitted for the consideration of condition 28 and the details submitted were agreed on 22/05/25.

At this time, the construction works are progressing on site and no details have been submitted in respect of condition 27 imposed on the Decision Notice. The HCC LLFA team have been consulted on this 25/02733/S106A application, and they have confirmed that the maintenance, temporary drainage and construction drawing conditions have been agreed and are in accordance with the details contained in the S106 Agreement. However, as verification details are still outstanding, along with the requirements to transfer the SuDs to the Management Body and no details for this have been provided, I am unable to agree the compliance of the drainage details with the requirements of the S106 Agreement at this time.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>