

Growth & Environment

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

Your ref: 25/00076/DOC
Date: 17 October 2025

Dear Sarah

RE: 25/00076/DOC – Details reserved by Condition 5 (Site Wide Phasing and Delivery Plan) of outline application 18/01154/OP granted 29.11.2024 – Land North Of Highover Farm To Stotfold Road, Highover Way, Hitchin, Hertfordshire

Thank you for your consultation on the above site, received on 22 September 2025. We have reviewed the application as submitted and wish to make the following comments.

We note that Hertfordshire Lead Local Flood Authority (LLFA) did not recommend these conditions. The updated documentation is sufficient regarding SuDS and surface water drainage phasing. We provided the following technical review for your consideration.

For reference, Condition 5 (Site Wide Phasing and Delivery) is worded as follows:

'Prior to or concurrently with the submission of the first reserved matters application a Site Wide Phasing and Delivery Plan which accords with the s106 triggers and Transport Mitigation Phasing Strategy has been submitted to and approved in writing by the local planning authority. Thereafter each subsequent reserved matters application for any phase (or part thereof) shall be accompanied by an updated programme or statement of compliance with the approved strategy for subsequent approval by the local planning authority.'

The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority.

All reserved matters submissions shall be in accordance with the Site Wide Phasing and

Delivery Plan as approved by the Local Planning Authority, unless otherwise agreed with the Local Planning Authority. Any references to a Phase of the development within this permission shall be taken to be a reference to phases as identified within the Site Wide Phasing and Delivery Plan submitted under this condition.

The Site Wide Phasing and Delivery Plan shall include but not be limited to the sequence of providing the following elements:

- a) Residential development parcels,*
- b) Location of self-build plots,*
- c) A programme for the delivery of public transport infrastructure,*
- d) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site,*
- e) Strategic footpaths and cycleways,*
- f) Primary school (playing pitches), community/neighbourhood centre facilities,*
- g) Strategic foul and surface water features and SUDS,*
- h) Formal and informal public open space, park/square, allotments, parks, NEAP and LEAP,*
- i) Strategic/structural landscaping,*
- j) Strategic electricity, telecommunications and gas networks,*
- k) Infrastructure for the provision of fibre optic cables,*
- l) Environmental mitigation measures,*
- m) Off-site highway improvements’.*

The details to satisfy the discharge of this condition are set out in the separate document titled ‘Site Wide Phasing and Delivery Plan’ (SWPDP). It is acknowledged that during the course of the determination of this application/condition, it may be necessary to revise the SWPDP arising through consultation with Council Officers, and as such, the SWPDP should be treated as a ‘live’ document.

We previously responded to this application on 13 May 2025, with no further objection to Condition 5. Since our previous response, the Site Wide Phasing and Delivery Plan (prepared by Rapleys | 19 September 2025 | Ref: 503/55/1/SWPDP) has been updated. However, these updates do not intersect flood risk and drainage matters. We maintain **no further information** is required. If any further updates do intersect flood risk and drainage matters, we urge the applicant to reconsult us.

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;

- Report: Site Wide Phasing and Delivery Plan, prepared by Rapleys, 19 September 2025, Ref: 503/55/1/SWPDP
- Report: Site Wide Phasing and Delivery Plan (Updated), prepared by Rapleys, 10 April 2025, REF 503/55/1/SWDP
- Report: Site Wide Phasing and Delivery Plan, prepared by Rapleys
- Report: Letter Correspondence regarding Highover Farm, prepared by Rapleys, 20 December 2024, REF SRS/503/55/1/LetDOC6