

Growth & Environment

Mr Paul Chaston
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Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/00991/DOC
Date: 7 August 2026

Dear Mr Chaston

RE: 26/00991/DOC - Details reserved by Condition 28 (Drainage measures) of planning permission reference 24/02758/FP granted on 10 December 2025 at Guysfield Residential Home, Willian Road, Letchworth Garden City, SG6 2AB

Thank you for your consultation on the above site, received on 28 July 2026. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **is not sufficient technical information** to support the application in relation to the wording of Condition 28.

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 still requires that a detailed drainage plan be submitted to support the temporary drainage strategy proposed for the site. This plan should clearly illustrate the layout of temporary drainage features, including discharge points, infiltration areas, and flow routes, and must demonstrate how surface water will be managed during the construction phase.
2. The LLFA requires that further information be provided regarding the principal contractor who will be responsible for maintaining the temporary drainage features during the construction phase. The condition can only be discharged once the information regarding the contractor is provided.

Yours sincerely

Raima

Raima Prasad
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following document has been reviewed, which have been submitted to support the application:

- Post-Planning Drainage Strategy, by Canham Consulting, 22 July 2026, reference: 213692 and Rev: P02.

For reference, Condition 28 wording is as follows:

Condition 28:

“Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF”