

Growth & Environment

Sarah Kasparian
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: 26/00038/DOC
Date: 12 February 2026

Dear Ms Kasparian

RE: 26/00038/DOC - Details reserved by Condition 10: (Flood Risk Assessment) of planning permission 25/01745/S73 granted on 18 December 2025 - Land to the East of Foxholes and Gainsford House and on the West Side of Crow Furlong Hitchin

Thank you for your consultation on the above site, received on 16 January 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 10.

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. We note that a number of changes have been made to the drainage strategy when compared to the approved documents from 25/01745/S73. These include the removal of the detention basin in the south (replaced by a swale and an attenuation tank) and the introduction of individual soakaways to some of the northern plots. We would expect to see some commentary on the changes which been made, especially regarding the attenuation tank, given there was no below ground storage in the approved strategy. If updated calculations have been carried out to support the latest drainage plan, these should also be provided.

Yours sincerely

Jake

Jake Silverton
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Drawing: Foul and Surface Water Drainage Strategy Plan, Rossi Long Consulting, November 2025
- Drawing: External Works Construction Details (Sheets 1-4), Rossi Long Consulting, November 2025

For reference, Condition 10 wording is as follows:

Prior to the commencement of development above ground level, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement and Drainage Strategy Update (1318-FRA-01-B, Martin Andrews Consulting Ltd, 1 July 2025), remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants, and to ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council.