

Growth & Environment

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Local Planning Authority
North Herts Council
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 25/01014/FP
Date: 05 March 2026

Dear Andrew,

RE: Erection three storey building comprising 35no. retirement living apartments with associated communal areas, landscaping and parking following demolition of existing buildings. Land At Birchwood and Silverdale and Three Trees and Willow Close Old Charlton Road Hitchin Hertfordshire SG5 2AJ.

Thank you for your re-consultation on the above site, received on 8 January 2026. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Drainage Strategy and / or an additional information, as listed in the Annex). These are to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and Local Plan policies of North Herts Council.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording.

Condition 1

Prior to the commencement of development, 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, FRA & Drainage Strategy (Drainage Strategy Report, Including Wastewater Strategy by IDL dated 25 November 2025 with reference IDL/1275/DS/001 revision P02) and 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 ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Noth Herts Council.

Condition 2

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. Obtain consent from Anglian Water. The letter must clearly confirm approval for discharging surface water from the site into their asset.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts District Council.

Condition 3

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 Local Planning Authority

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

Yours sincerely,

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BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth & Environment

Annex

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

- Report: Surface Water management Plan (SWMP) prepared by Infrastructure Design Ltd date 25 November 2025 with reference IDL/1275/DS/010 revision P01.
- Document: Response to LLFA's Objection letter by IDL dated 25 November 2025 with reference IDL-1275-LLFA-01.
- Report: Drainage Strategy Report, Including Wastewater Strategy by IDL dated 25 November 2025 with reference IDL/1275/DS/001 revision P02.