

Cover Note

Discharge of Conditions 13 and 21 attached to Planning Permission 25/01094/FP at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU

Planning Permission for the 'Erection of nine dwellings including access, parking and landscaping' was granted at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU on 19th February 2026.

The purpose of this application is to discharge the requirements/details reserved by conditions 13 and 21 attached to the consent.

Condition 13

Condition 13 states that:

"13. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the NonStatutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed."

In response to this condition a detailed drainage scheme is provided by DBStructural.

This comprises:

- Drainage Layout Drawing 9834-001 (Sheet 1 of 2)
- Drainage Layout Drawing 9834-002 (Sheet 2 of 2)
- Construction Details Drawing 9834-003
- Drainage Calculation sheets

Condition 21

Condition 21 states:

"21. No development shall commence until a strategic foul water strategy, or any other solution, has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network, or any other solution. Prior to occupation, the

foul water drainage works must have been carried out in complete accordance with the approved scheme.”

It is proposed to utilise an on-site Klargestar system.

The specific system (BioDisc BF) was confirmed as having sufficient capacity for the development by Klargestar in January 2026 (Please see submitted email chain).

The location of the Klargestar is shown on DBStrucutral's Drainage Layout Drawing 9834-001 (Sheet 1 of 2).

The specifications of the Klargestar are also provided on the following technical detail drawings:

- Kingspan drawing DS0498P Issue 4 BF Biodisc General Dimensions
- Environmental Treatment Systems Limited drawing DS1167 Downstream Sampling Chamber with Cover
- Kingspan drawing DS1341 Double Door Kiosk Control Panel. This will be positioned within the landscaped area with suitable planting to provide screening.