

Growth & Environment

Ben Glover
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: 26/00916/DOC
Date: 11 August 2026

Dear Ben

RE: Details reserved by condition 21 (Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 3 December 2025 – Land between Royston Road and Cambridge Road, Barkway

Thank you for your consultation on the above site, received on 1 July 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 21. For reference, Condition 21 is worded as follows.

'Notwithstanding the surface water drainage strategy set out within the approved Flood Risk Assessment (Ardent Consulting, reference 163461-02a dated June 2018), prior to commencement of development a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include:

- 1. Implementation of the appropriate drainage strategy based on infiltration into using appropriate above ground SuDS measures; and*
- 2. Provision of storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event'*

The surface water drainage scheme shall be fully implemented prior to full site occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and future occupants'.

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;

In relation to Condition 21 Point 1, the applicant has provided commentary through the Technical Note (Details reserved by condition 21 (Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 3 December.2025 – Land Between Royston Road and Cambridge Road, Barkway, Hertfordshire prepared by Barratt Redrow dated 1 July 2026 Ref: 155320 NORTHAMPTON 31). This states that the 'Ground Conditions Report' 'has been previously issued through the planning process'. As we assess each application on its own merit, we would require the applicant to submit the ground investigation report for review under this reference. If provided, the LLFA would be able to recommend the discharge of Condition 21 Point 1.

Additionally, in relation to Condition 21 Point 1, all side slopes of basins have been updated to a 1:3 side slope. The LLFA are satisfied that the applicant has considered our previous comment. **No further information is required.**

In relation to Condition 21 Point 2, the applicant has submitted updated Supporting Calculations (System 2_RM prepared by Robert West Consulting dated 1 July 2026) and supporting correspondence through the Technical Note (Details reserved by condition 21 (Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 3 December.2025 – Land between Royston Road and Cambridge Road, Barkway, Hertfordshire prepared by Barratt Redrow dated 1 July 2026 | Ref:155320 NORTHAMPTON 31). The updated calculations utilise the correct parameters (i.e. FEH2013, CV value of 1.0, 10% urban creep allowance and 40% climate change allowance on the 3.33% AEP and 1% AEP events). In relation to our previous comment on US Node SW64, there is now no FLOOD status on this node. On this basis, the LLFA are satisfied with the supporting calculations. **No further information is required.**

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;

- Drawing: Proposed Drainage – Sheet 1 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5001 | Rev: T03
- Drawing: Proposed Drainage – Sheet 2 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5002 | Rev: T03
- Drawing: Proposed Drainage – Sheet 3 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5003 | Rev: T04
- Drawing: Proposed Drainage – Sheet 4 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5004 | Rev: T03
- Drawing: Proposed Drainage – Sheet 5 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5005 | Rev: T03
- Drawing: Proposed Drainage – Sheet 6 prepared by Robert West Consulting Ltd | dated 30 June 2026 Ref: 4929-002-5006 | Rev: T03
- Drawing: Impermeable Areas Plan | prepared by Robert West Consulting Ltd | dated 01 July 2026 | Ref: 4929-002-5090 | Rev: A03
- Supporting Calculations: System 1 Network prepared by Robert West Consulting Ltd | dated 1 July 2026 Ref: System 1_RM
- Supporting Calculations: System 2 Network prepared by Robert West Consulting Ltd | dated 1 July 2026 Ref: System 2_RM
- Technical Note: Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 3.12.2025 – Land Between Royston Road and Cambridge Road, Barkway, Hertfordshire prepared by Barratt Redrow dated 1 July 2026 | Ref: 155320 NORTHAMPTON 31
- Supporting Calculations: System 1 Network prepared by Robert West Consulting Ltd dated 29 September 2025
- Supporting Calculations: System 2 Network prepared by Robert West Consulting Ltd dated 29 September 2025
- Report: Drainage Explanatory Note prepared by Redrow Homes dated September 2025
- Drawing: Existing Exceedance Flow Plan prepared by Robert West Consulting Ltd dated 07 November 2024 Ref: 4929-002-5080 Ref: A01
- Drawing: Proposed Exceedance Flow Plan prepared by Robert West Consulting Ltd dated 3 July 2025 Ref: 4929-002-5081 Rev: A02
- Drawing: Impermeable Areas Plan prepared by Robert West Consulting Ltd dated 2 July 2025 Ref: 4929-002-5090 | Rev: A02
- Drawing: Proposed Surface Water Long Sections – Sheet 1 prepared by Robert West Consulting Ltd dated 30 September 2024 Ref: 4929-002-5074 Rev: T02
- Drawing: Proposed Surface Water Long Sections – Sheet 2 prepared by Robert West Consulting Ltd dated 30 September 2024 Ref: 4929-002-5075 Rev: T02
- Drawing: Proposed Surface Water Long Sections – Sheet 3 prepared by Robert West Consulting Ltd dated 30 September 2024 Ref: 4929-002-5076 Rev: T02
- Drawing: Proposed Surface Water Long Sections – Sheet 4 prepared by Robert West Consulting Ltd dated 30 September 2024 Ref: 4929-002-5077 Rev: T02

- Drawing: Proposed Drainage – Sheet 1 prepared by Robert West Consulting Ltd | dated 3 October 2025 Ref: 4929-002-5001 Rev: T01
- Drawing: Proposed Drainage – Sheet 2 prepared by Robert West Consulting Ltd | dated 3 October 2025 Ref: 4929-002-5002 Rev: T01
- Drawing: Proposed Drainage – Sheet 3 prepared by Robert West Consulting Ltd | dated 5 December 2025 Ref: 4929-002-5003 Rev: T03
- Drawing: Proposed Drainage – Sheet 4 prepared by Robert West Consulting Ltd | dated 3 October 2025 Ref: 4929-002-5004 Rev: T01
- Drawing: Proposed Drainage – Sheet 5 prepared by Robert West Consulting Ltd | dated 3 October 2025 Ref: 4929-002-5005 Rev: T01
- Drawing: Proposed Drainage – Sheet 6 prepared by Robert West Consulting Ltd | dated 3 October 2025 Ref: 4929-002-5006 Rev: T01
- Drawing: Proposed Drainage Details – Sheet 1 prepared by Robert West Consulting Ltd dated 2 July 2025 Ref: 4929-002-5051 Rev: T01
- Drawing: Proposed Drainage Details – Sheet 2 prepared by Robert West Consulting Ltd dated 2 July 2025 Ref: 4929-002-5052 Rev: T01
- Drawing: Proposed Drainage Details – Sheet 3 prepared by Robert West Consulting Ltd dated 2 July 2025 Ref: 4929-002-5053 Rev: T01
- Drawing: Proposed Drainage Details – Sheet 4 prepared by Robert West Consulting Ltd dated 2 July 2025 Ref: 4929-002-5054 Rev: T01