

Growth & Environment

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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/01123/DOC
Date: 11 August 2026

Dear Ben

RE: Details reserved by condition 22 (Surface Water Drainage Scheme) of planning permission reference 25/02234/S73 granted 03.12.2025 – Land between Royston Road and Cambridge Road, Barkway, Hertfordshire

Thank you for your re-consultation on the above site, received on 2 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 22. For reference, Condition 22 is worded as follows.

'Before each phase of development approved by this planning permission no development of that phase shall take place until the final design of the drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the surface water drainage system approved as part of Condition 21.'

The scheme shall also include;

- 1. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.*
- 2. Detailed surface water calculations and modelling for all rainfall events up to and including the 1 in 100 year + climate change event for the whole site.*
- 3. All calculations/modelling and drain down times for all storage features.*

4. *Confirmation of which SuDS features will be infiltrating and specific infiltration rates for each feature.*
5. *Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage*
6. *Silt traps for protection for any residual tanked elements.*
7. *Details regarding any areas of informal flooding (events those exceeding 1 in 30 year rainfall event), this should be shown on a plan with estimated extents and depths.*
8. *Details of final exceedance routes, including those for an event which exceeds to 1:100 + climate change rainfall event.*

Reason: *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site/.*

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 have not reviewed the information provided due to the wording of Condition 22. Condition 22 states 'the surface water drainage system will be based on the surface water drainage system approved as part of Condition 21'. As Condition 21 has not been approved, the LLFA would recommend that the Condition 21 is discharged, prior to consultation on Condition 22. **Further information is required.**

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment