

## Growth & Environment

Thomas Howe  
Local Planning Authority  
North Hertfordshire District Council  
PO Box 10613  
Nottingham  
NG6 6DW

**Lead Local Flood Authority**  
**Hertfordshire County Council**  
**Post Point CHN215**  
**Farnham House**  
**Six Hills Way, Stevenage**  
**Hertfordshire SG1 2FQ**  
[www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)

**Contact:** SuDS and Watercourses Team  
[FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

**Date:** 21 July 2026  
**Ref:** 24/02082/DOC

Dear Thomas,

**RE: Details reserved by condition 4 (Sustainable Drainage Systems) of planning permission reference no 23/01866/FP granted 30.05.2024 Land Rear Of The Croft, Stevenage Road, Little Wymondley, Hertfordshire,**

Thank you for your consultation on the discharge of condition 4 pursuant to permission 23/01866/FP.

Condition 4 states

*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 Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*

*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*

A detailed surface water drainage scheme has not been submitted. We understand the site will drain to a soakaway (Graf Rain Bloc) and discharge by infiltration. Two test pits were undertaken which recorded a good infiltration rate, but it is noted that the testing was not undertaken to BRE Digest 365 standards (or equivalent), which would typically include 3 fillings of the test pit. Calculations have been submitted but use outdated parameters – we ask that designs use FEH2022 rainfall data and CV values of 1.

We recommend that Condition 4 is not discharged until a detailed surface water drainage scheme is submitted in support of the application. This should confirm how impermeable areas on the site will drain, with calculations using appropriate parameters. It would also be beneficial if commentary on the infiltration testing methodology could be provided, including confirmation if the testing was undertaken at the location and depth of the proposed soakaway.

Yours sincerely,

**David Uncle**  
**Principal Flood Risk Officer**  
Lead Local Flood Authority  
Growth and Environment

## **Annex**

The following documents have been reviewed:

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