

## Growth & Environment

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Local Planning Authority  
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**Lead Local Flood Authority**  
**Hertfordshire County Council**  
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**Contact:** SuDS and Watercourses Team  
[FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

**Your ref:** 25/02547/FP  
**Date:** 21 November 2025

Dear Anne

**RE: 25/02547/FP - Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping. Land South And West Of Senuna Park, Station Road, Ashwell**

Thank you for your consultation on the above site, received on 27 October 2025. We requested copies of the appendices to the Flood Risk Assessment 11 November 2025. Unfortunately copies of these were not available. We have reviewed the application as submitted and wish to make the following comments.

The site is a full application for 36 dwellings on the eastern edge of Ashwell, adjacent to the Senuna Park development.

The site contains an area of high surface water flood risk to the Northwest corner of the site. The development has the potential to improve the existing flooding issues.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) or / and Drainage Strategy or and supporting information relating to:

- The development is at risk of surface water flooding.
- The proposed SuDS may increase the risk of flooding elsewhere.
- The development is not in accordance with the National Planning Policy Framework paragraphs 181, 182 and 187 or the National standards for sustainable drainage systems.

## Reason

To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. Copies of the appendices to the Flood Risk Assessment 2506 - 1025 Station Road Ashwell, INGENT Consulting Engineers, August 2025 must be provided. In particular please provide Appendix A Drainage Strategy Drawings, Appendix B Hydraulic Calculations and Appendix C Geotechnical Data. We will be able to assess the application once we have these details.

## Informative

For further advice on what we expect to be contained within the FRA and/ or a Drainage Strategy to support a planning application, please refer to the Validation List and Proforma on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's Flood Risk Management policies on SuDS in Hertfordshire. We do expect the Validation List to be submitted to the Local Planning Authority and LLFA to show you have provided all information and the Proforma to the LLFA to summarise the details of the proposed development.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk).

Yours sincerely

Deborah Craig  
SuDS and Watercourses Officer  
Growth and Environment

## **Annex**

The following documents have been reviewed.

- Flood Risk Assessment 2506 - 1025 Station Road Ashwell, INGENT Consulting Engineers, August 2025 ~(without appendices)