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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 27 February 2024

Dear Alex

RE: 24/01496/FP - Erection of one 3 storey building comprising of 15 dwellings with associated access, landscaping and parking following demolition of the existing dwellings and garages (as amended by information and plans received 23rd September 2024 and 7th November 2024) - 3 to 5 Newells Letchworth Garden City Hertfordshire SG6 2PH

Thank you for your consultation on the above site, received on 25 February 2025. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment (FRA) a Drainage Strategy. These are to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy *Policy NE8: Sustainable drainage systems (Reducing FloodRisk)* and *Policy NE9: Water quality and environment*.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording.

Condition 1

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Flood risk statement, MB018 Newells, Letchworth and dated 23 April 2024 and Drawings (Drainage strategy, Rev P05 and dated 25 February 2025, dwg no. MB018-E-300) this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Council: *Policy NE8: Sustainable drainage systems (Reducing Flood Risk)* and *Policy NE9: Water quality and environment*.

Condition 2

Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 3

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. A timetable for its implementation.
- II. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Council: *Policy NE8: Sustainable drainage systems (Reducing Flood Risk)* and *Policy NE9: Water quality and environment*.

Condition 4

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [Condition 1]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the

Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Council: *Policy NE8: Sustainable drainage systems (Reducing Flood Risk) and Policy NE9: Water quality and environment.*

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.

Yours sincerely

Raima Prasad

Raima Prasad
SuDS and Watercourses Support Officer
Growth & Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Drainage strategy, Rev P05 and dated 25 February 2025, dwg no. MB018-E-300