

Growth & Environment

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

Date: 17 June 2026

Dear Melissa

RE: 25/02260/FP - Temporary consent allowing for the erection of a detached food-to-go building (Greggs Pod) and other associated minor site alterations including the formation of vehicle parking for a period of two years (development already commenced) - Northway Filling Station, Great North Road, Hinxworth Baldock Hertfordshire SG7 5EX

Thank you for your consultation on this application. We understand the consent will be limited to two years. We have reviewed the application as submitted and wish to make the following comments.

As this is a retrospective application, we understand an ordinary watercourse on site may have been altered or built over. As the ordinary watercourse in this area is within the Bedfordshire and River Ivel Internal Drainage Board (IDB)'s jurisdiction we will defer to their comments regarding the ordinary watercourse, dated 10 March 2026.

We would advise the LPA that at present, no SuDS features are proposed. We appreciate the small scale of the proposals and their temporary nature. The site is proposed to drain at an unrestricted rate to an existing 225mm diameter surface water sewer. We highly recommend that source control measures are included to provide attenuation such that the site does not drain uncontrolled. End of downpipe measures such as SuDS planters or "SuDS pods" may be appropriate.

It is also proposed to drain the site using a surface water pump – we recommend that all options be considered to avoid pumping. As per the National Standards for SuDS 2025, pumping surface water should be by exception only.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood 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 For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.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.

Yours sincerely

Lead Local Flood Authority
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Hertfordshire County Council