

Mrs S Kasparian
Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/Cond15DOC
Your ref: 25/01378/DOC
Date: 18 August 2025

Dear Sarah

Re: Highover Farm, Highover Way, Hitchin, SG4 0RQ – Condition 15 – 25/01378/DOC – Drainage Revisions and Response to LLFA Consultation

Further to the LLFA consultation comments in respect of the information submitted to discharge condition 15, I set out our response below and with reference to associated documentation attached for convenience.

LLFA Comment - *In relation to **Point 2**, updated calculations (dated 20 September 2024) have been provided using an infiltration co-efficient rate (1.666). However, these require further justification. There is FLOOD status on several nodes (40, 41, 42 and 94) in the 1% AEP plus 40% climate change allowance event. Additionally, there is FLOOD status on several pipe numbers (9.000, 9.001, 9.002, 20.000). The design will either need to be updated to show no flooding or justification and evidence should be provided on how the system will manage flooding without leaving the site boundary. **Further information is required.***

WSP Response - Infiltration rate of 1.656m/hr is derived from the RSK BRE soakaway test SA3 which confirmed a rate of 4.6×10^{-4} m/s

The Flooded nodes for the 100 + Climate Change event will be diverted to the infiltration basin through the use of overland flow routes as indicated on the attached SW strategy drawing HOF-WSP-XXX-ZZ-SK-C-0004.

LLFA Comment - *In relation to **Point 3**, the LLFA cannot locate the SuDS design code for this site. If the applicant would signpost the relevant documentation for review, the LLFA will provide comment within any further consultations. **Further information required.***

WSP Response - *SuDS are addressed in the site design code which is being discharged by a separate planning condition. The broad principles of this are provided as an extract and attached to satisfy the requirements of this drainage condition. The SuDS strategy is designed to meet national guidance and responds to site-specific topography and character -*

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- Fully contained drainage system: No positive discharge is proposed due to the lack of nearby surface water sewers or watercourses. All surface water will be managed on-site, draining toward the site's low point in the north-east.
- Tiered water treatment approach:
 - Swales: Collect and convey runoff from roads while filtering sediment.
 - Attenuation basins: Temporarily store runoff, allowing for settlement and flow control.
 - Infiltration basins: Allow treated water to soak into the ground at controlled rates.
 - Rain gardens, planters, and permeable paving are integrated where appropriate to provide localised attenuation and treatment.
- Surface water quality and biodiversity: SuDS features are aligned with landscape strategies to enhance water quality, biodiversity, and visual character, especially through green infrastructure.
- Character Area Integration: SuDS features are adapted to suit the character and layout of each area, for example:
 - Spine Road: Tree pits, permeable paving at raised crossings.
 - Highover Green: Trees, rain gardens, and planters within public realm.
 - Meadow View / Dane Walk: Primary location for swales, basins, and rain gardens.
 - Grovelands & Threshing Barn Green: Although lacking engineered SuDS features, drainage is directed into the strategic system and supported by soft landscaping and tree planting.
 - Buildouts: Used across all areas (except the Spine Road) to accommodate street trees and assist in runoff management.
- Driveways & Hard Surfaces: Across the development, private driveways will use asphalt with brick edging to help define drainage paths and manage surface runoff aesthetically and functionally.

LLFA Comment - *In relation to **Point 4**, the LLFA are concerned that the soakaway basins do not have volumes attached to them. At discharge of conditions stage, all volumes should be confirmed and provided. We are also concerned that these drawings are not for detailed design. The status of these drawings are FOR INFORMATION. We would need confirmation that these are detailed design drawings. **Further information required.***

WSP Response - The basin volumes are shown on the SW strategy drawing HOF-WSP-XXX-ZZ-SK-C-0004. This drawing (and all the drawings previously submitted) is a detailed drawing based on the calculations and testing undertaken.

LLFA Comment - *In relation to **Point 6**, the LLFA cannot locate the information on silt management for this development. If the applicant would signpost the relevant documentation for review, the LLFA will provide comment within any further consultations. **Further information required.***

WSP Response - Silt will be managed on site by the use of permeable paving, gullies, swales and forebays within the attenuation basin prior to discharge to the infiltration basin as detailed within the original FRA.

I trust that this can be forwarded to the LLFA, and that this information is sufficient to now discharge the condition. I look forward to receiving the discharge in due course.

Yours sincerely,

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Encs.

Extract from Design Code for the SuDS

Drawing: HOF-WSP-XXX-ZZ-SK-C-0004-P02