

Sarah Kasparian
Planning, Growth and Sustainability Directorate
North Herts District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

09 July 2026

PP-Reference: PP-15063895

Dear Sarah,

Application for Approval of Details Reserved by Condition 22 of 24/01013/HYA - Hybrid application for residential development of up to 325 dwellings at Land Surrounding Burloes Cottages, Royston, Hertfordshire

Vistry (Northern Homes Counties) (the applicant) are please to enclose an application for approval of details reserved by **Condition 22** of 24/01013/HYA.

Permission was granted on 2 July for “Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 106 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 219 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive” (North Herts reference 24/01013/HYA).

In addition to this letter, the application comprises:

- Approval of Details Reserved by Condition Application Form
- 2307-831-001E ENGINEERING LAYOUT SHEET 1 OF 4
- 2307-831-002E ENGINEERING LAYOUT SHEET 2 OF 4
- 2307-831-003E ENGINEERING LAYOUT SHEET 3 OF 4
- 2307-831-004E ENGINEERING LAYOUT SHEET 4 OF 4
- 2307-831-040A GULLY CATCHMENT PLAN
- 2307-831-104B S104 PLAN
- 2307-831-110B BASIN DETAILS SHEET 1 OF 2
- 2307-831-111A BASIN DETAILS SHEET 2 OF 2
- 2307-831-140A DRAINAGE LONGSECTION SURFACE WATER

The application has been submitted via the Planning Portal (reference PP-15063895) and the fee paid via the online payment system.

Condition 22 (Surface Water Drainage Design)

Condition 22 states:

Prior to commencement on any phase, in accordance with the submitted FRA and Drainage Strategy (dated 21 July 2025, REF 2307-831 REV B), detailed designs of a surface water drainage

scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s. or

II. If infiltration is proven to be unfavourable, then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority. The post development runoff rates will be attenuated to the equivalent Greenfield rate for all rainfall events up to and including the 1% Annual Exceedance Probability (AEP). The discharge location for surface water runoff will be confirmed to connect with the wider watercourse network.

III. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).

IV. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the: a. 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site. b. 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

V. The design of the infiltration basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance.

VI. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VII. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VIII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

We therefore request that the condition is discharged without delay. Should you require any further information, please do not hesitate to contact me using the details below.

Yours sincerely

Garry Hutchinson

Senior Planning Manager - Vistry Northern Homes Counties

garry.hutchinson@vistry.co.uk

[Redacted Signature]