

Alex Howard
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
Post Point CHN 215
Farnham House
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk**

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

Date 3 June 2025

Dear Alex

RE: 25/00571/FP – Erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping – Land North of Milksey Lane, Graveley

Thank you for your consultation on the above site, received on 31 March 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for the erection of 24 dwellings at Land North of Milksey Lane.

We are concerned that there is no in principle agreement from Thames Water confirming sufficient capacity within the sewer system for this development. We are also concerned that there is limited explanation on how greenfield runoff volumes will not increase flood risk elsewhere due to the QBAR rate being raised from 0.6 l/s to 2 l/s.

We **object** to this planning application in the absence of an acceptable Drainage Strategy relating to:

- The proposed SuDS are likely to increase the risk of flooding elsewhere.
- The development is not in accordance with NPPF, PPG or North Herts local policies including NE8 and NE9.

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 issues highlighted on the accompanying Planning Application Technical Response document are adequately addressed.

Informative

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

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: Flood Risk and Drainage, prepared by MEC Consulting Group, December 2024, REF 29161-FLD-0101