

Growth & Environment

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Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 25/01766/OP
Date: 24 October 2025

Dear Alex

RE: 25/01766/OP – Outline application with means of access for residential development of up to 30 dwellings (including affordable housing); following demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works (all matters reserved except means of access) – Land on the South Side of Cowards Lane, Codicote

Thank you for your consultation on the above site, received on 16 September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an outline planning application for up to 30 dwellings following demolition of all existing structures at Land on the South Side of Cowards Lane, Codicote.

Whilst we welcome the information provided in the 'Response to Lead Local Flood Authority' Technical Note (prepared by Create | 16 September 2025 | Ref: CEB/CC/P25-3473/02TN | Rev: A), we are still significantly concerned about the use of deep borehole soakaways on site. We would need to see sufficient justification for why other methods of discharge cannot be used instead, following the discharge hierarchy. This needs to include shallow infiltration (why this is not feasible), connection to the watercourse (including any crossings of third-party land) and surface water sewer.

We **maintain our objection** 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 Policy NE8: Sustainable drainage systems (Reducing Flood Risk) and Policy NE9: Water quality and environment.

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 below are adequately addressed:

1. The LLFA has significant concerns over the use of deep-bore infiltration at the site. The National Standards for Sustainable Drainage Systems (SuDS) were updated in July 2025 and Paragraph 1.18 states *“The use of deep-bore infiltration features is not considered to follow a ‘SuDS Approach’ and shall be by exception and an agreement in principle with the relevant risk management authority provided to the approving body”*. Therefore, deep borehole soakaways are no longer part of the drainage hierarchy and all other options for surface water drainage must be investigated and ruled out prior to the acceptance of deep infiltration.
2. Whilst we note that the watercourse to the south of the site is not within the red line boundary of the site, connection of surface water drainage could be made through third-party land if agreed with the relevant landowner. We recommend this is explored before discharging by deep-bore soakaway, as above.
3. We note that the proposed storage does not meet the requirements for a half drain time under 24 hours. If an appropriate half drain time cannot be achieved, then calculations should be provided to show that the storage can retain an appropriate subsequent storm event.
4. A high-level assessment of how water quantity and water quality will be managed during the construction phase is required. Identifying high level assumptions of a construction management plan, such as the need to discharge to a sewer or watercourse with appropriate pollution measures. This can be conditioned if the previous objections are 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

Alex

Alex Jones
Senior SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: Response to Lead Local Flood Authority Comments for the Proposed Development at Cowards Lane, Codicote, Technical Note | prepared by Create | 16 September 2025 | Ref: CEB/CC/P25-3473/02TN | Rev: A
- Report: Flood Risk Assessment and Drainage Strategy | prepared by Create | July 2025 | REF JE/CC/P25-3473/01