

Growth & Environment

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

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

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

Your ref: 26/00733/NMA
Date: 24 July 2026

Dear Mr Chaston

RE: Amendment to approved plans pursuant to Condition 2, and associated updates to details pursuant to Condition 3 (infrastructure details), 6 (Construction Environmental Management Plan), 8 (Construction Traffic Management Plan), 9 (Landscape and Ecology Management Plan), 10 (Fire Risk Management Plan), 12 (Landscaping Details), and Conditions 17 and 18 (Drainage Details) - as non-material amendment to planning permission reference 21/03380/FP granted on 11 March 2024 - Land to the North and East of Great Wymondley Arch Road Great Wymondley

Thank you for your consultation on the above site, received on 20 July 2026. We have reviewed the application as submitted and wish to make the following comments.

We note this is a non-material amendment application to change the approved plans within Condition 2, as well as updates to approved details from Conditions 3, 6, 8, 9, 10, 12, 17 and 18. Conditions 17 and 18 are related to surface water flood risk and drainage and so our comments on these are provided below.

We note that an updated drainage strategy for the site, alongside associated calculations, have been provided. The strategy remains broadly the same, with the discharge rates from two of the basins increasing as a result of the increased impermeable area (and to keep half drain times within 24 hours). We are satisfied with the changes which have been made and so advise that there **is still sufficient technical information** to support the application in relation to the wording of Condition 17 and 18.

Yours sincerely

Jake

Jake Silverton
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Surface Water Drainage Update, Weetwood, March 2026
- Report: Explanation of Drainage Changes, Weetwood, July 2026
- Report: Drainage Calculations (Areas N1, N2, N3), March 2026
- Drawing: Proposed Drainage Layout (Sheets 1-6), Weetwood, March 2026
- Drawing: Outfall and Basin Details, Weetwood, March 2026

For reference, condition wording is as follows:

Condition 17:

No development, including ground works and ground preparation works, shall take place until a surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The submitted surface water drainage scheme shall include:

- i) Methods to ensure that surface water run-off generated from the development site does not exceed run-off rates from the undeveloped site for the corresponding rainfall event up to and including 1 in 100 years + climate change critical storm.*
- ii) Methods to ensure that the scheme provides betterment in respect of the pre-development overland flow paths for the 1 in 30-year event.*
- iii) A condition survey of the 285m culvert that crosses the northern part of the site.*
- iv) Retention of the existing overland flow pathways across the site free of obstruction.*
- v) Detailed drawings of the attenuation basins including location, size, volume, depth, inlet and outlet features, connecting pipe runs and all calculations and modelling to ensure that the scheme caters for all rainfall events up to and including the 1 in 100-year plus climate change event.*
- vi) Detailed drawings of all proposed discharge locations, including headwall details, and evidence of land ownership with evidence of any required third-party permissions.*
- vii) Run-off quality treatment.*

- viii) *Provision of half drain down times for surface water drainage features within 24 hours.*
- ix) *Silt traps for protection of any residual tanked elements.*
- x) *Arrangements for maintenance and management of the scheme.*
- xi) *A timetable for implementation of the scheme. The development shall be carried out in accordance with the approved scheme and timetable.*

Reason – To ensure adequate drainage provision and to avoid an increased risk of flooding, both on and off the site.

Condition 18:

No development shall take place until a scheme of interim and temporary drainage measures during the construction period have been submitted to, and approved in writing by, the local planning authority. The scheme shall provide full details of the responsibility for maintaining the temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Construction shall be carried out in accordance with the approved scheme.

Reason - To ensure adequate drainage provision and to prevent flooding and pollution offsite.