

Growth & Environment

Sarah Kasparian
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: 25/01378/DOC
Date: 15 October 2025

Dear Sarah

RE: 25/01378/DOC – Details reserved by Condition 15 (Phase 2 GeoInvestigation Report) of outline planning permission 18/01154/OP granted on 29 November 2024 – Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin

Thank you for your consultation on the above site, received on 19 August 2025. We have reviewed the application as submitted and wish to make the following comments.

We previously responded on 13 June 2025 with several points of objection (flooding in calculations, design code not provided and details on silt management). We have reviewed the updated documentation have the following technical review.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 15. For reference, Condition 15 is worded as follows:

'No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Highover Farm Hitchin, Flood Risk Assessment and Drainage Strategy, Revision 5, dated 12/12/19, prepared by WSP and the Drawing titled: Drainage Construction Sequencing Plan, Drawing No. 62240435- TTP-DP-300-001-02, Rev P07, dated February 2020. The scheme shall also include:

- 1. Detailed infiltration tests to BRE Digest 365 standard carried out at the exact location and depth of the proposed infiltrating features*
- 2. Updated calculations for storage based on detailed infiltration testing.*
- 3. Provision of a SuDS design code for the entire site securing the provision of above ground SuDS features throughout the entire development for all and each phase.*

4. *Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.*
5. *Provision of half drain down times within 24 hours.*
6. *Details on silt management, ensuring the protection of infiltration as a means of discharge.*
7. *Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving, swales etc. for the paved areas ensuring the lack of requirement for any underground storage.*

Reason: *To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with North Hertfordshire Local Plan Policies SP9 and SP11 and Section 14 of the NPPF 2023'.*

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- Flood overlay would be required.

The LLFA technical review includes;

In relation to **Point 2**, updated calculations (dated 20 September 2024) have been provided using an infiltration co-efficient rate (1.666). Whilst we appreciate that the applicant has included justification on where the infiltration coefficient has been derived from, we would need to see where the flooding on site would occur (via a flooding overlay) to ensure that the infrastructure on site is protected from flooding in the drainage. **Further information is required.**

In relation to **Point 3**, the Design Code (HITDC-MCB-XX-XX-DA-A-0010-D5-P6_DESIGN CODE) sufficiently sets out all components on site (i.e. swales, attenuation basins, infiltration basins, soakaways, permeable paving and rain gardens). The LLFA deem this as sufficient. **No further information is required.**

In relation to **Point 4**, both the attenuation and infiltration basin now have attached volumes and rates in the updated Site Wide Drainage Strategy (prepared 14 May 2024, REF HOF-WSP-XXX-ZZ-SK-C-0004 REV P02). The LLFA deem this as sufficient. **No further information is required.**

In relation to **Point 6**, the applicant has included the information on silt management on site (i.e. permeable paving, gullies, swales and forebays) prior to discharge into the attenuation basin. The LLFA deem this as sufficient. **No further information is required.**

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Team
Growth and Environment

Annex

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

- Correspondence: Discharge of Condition 15 Response to the LLFA, prepared by Rapleys, 18 August 2025, REF SRS/503/55/1/Cond15DOC
- Drawing: Site Wide Drainage Strategy, prepared 14 May 2024, REF HOF-WSP-XXX-ZZ-SK-C-0004 REV P02
- Report: Drainage Strategy, prepared by WSP, REF HITDC-MCB-XX-XX-DA-A-0010-D5-P6_DESIGN CODE
- Report: Phase 2 Geo-environmental and Geotechnical Site Investigation, prepared by RSK, 09 January 2020, REF 340110 R01 (01)
- Supporting Calculations: Supporting Calculations for Highover Farm, prepared by WSP, 20 September 2024
- Drawing: Infrastructure Drainage Layout (Sheet 1), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5001 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 2), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5002 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 3), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5003 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 4), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5004 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 5), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5005 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 6), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5006 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 7), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5007 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 8), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5008 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 9), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5009 REV P03
- Drawing: Infrastructure Drainage Layout (Sheet 10), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5010 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 11), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5011 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 12), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5011 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 13), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5013 REV P03
- Drawing: Infrastructure Drainage Layout (Sheet 14), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5014 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 15), prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5015 REV P04
- Drawing: Infrastructure on Site Swale Sections, prepared by WSP, dated 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5403 REV P02

- Drawing: Infrastructure Attenuation Basin Sections, prepared by WSP, 04 April 2025 REF HOF-WSP-ZZ-ZZ-DR-C-5401 REV P03
- Drawing: Infrastructure Infiltration Basins Sections, prepared by WSP, 01 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5402 REV P02