

Growth & Environment

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

Your ref: 25/01378/DOC
Date: 11 December 2025

Dear Sarah

RE: 25/01378/DOC – Details reserved by Condition 15 (Phase 2 Geo-Investigation Report) of outline planning permission 18/01154/OP granted on 29.11.2024 – Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin

Thank you for your consultation on the above site, received on 12 November 2025. We have reviewed the application as submitted and wish to make the following comments.

We previously responded on 9 October 2025 with one point of objection (no flood overlay for the 1% AEP plus appropriate climate change allowance). We have reviewed the documentation as submitted (Further Response to LLFA Query | prepared by Rapleys | 12 November 2025 | Ref: SRS/503/55/1/LETDOC15) (Site Wide Drainage Strategy | prepared by WSP UK Ltd | 07 November 2025 | Ref: HOF-WSP-XXX-ZZ-SK-C-0004 | Rev: P03) and have the following technical review.

We advise that there **is 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'.*

The LLFA technical review includes;

In relation to **Point 2**, the updated Site Wide Drainage Strategy (prepared by WSP UK Ltd | 07 November 2025 | Ref: HOF-WSP-XXX-ZZ-SK-C-0004 | Rev: P03) includes the FLOOD status nodes for the 1% AEP plus 40% climate change allowance event. The nodes show minimal flooding and no intersection with the vulnerable infrastructure on site (i.e. buildings and the infiltration basin to the north of the site). The LLFA deem the information provided 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: Further Response to LLFA Query, prepared by Rapleys, 12 November 2025, Ref: SRS/503/55/1/LETDOC15
- Drawing: Site Wide Drainage Strategy, prepared by WSP UK Ltd, 07 November 2025, Ref: HOF-WSP-XXX-ZZ-SK-C-0004, Rev: P03
- 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, 9 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, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5001 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 2), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5002 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 3), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5003 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 4), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5004 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 5), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5005 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 6), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5006 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 7), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5007 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 8), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5008 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 9), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5009 REV P03
- Drawing: Infrastructure Drainage Layout (Sheet 10), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5010 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 11), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5011 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 12), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5011 REV P04
- Drawing: Infrastructure Drainage Layout (Sheet 13), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5013 REV P03
- Drawing: Infrastructure Drainage Layout (Sheet 14), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5014 REV P04

- Drawing: Infrastructure Drainage Layout (Sheet 15), prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5015 REV P04
- Drawing: Infrastructure on Site Swale Sections, prepared by WSP, dated 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5403 REV P02
- Drawing: Infrastructure Attenuation Basin Sections, prepared by WSP, 4 April 2025 REF HOF-WSP-ZZ-ZZ-DR-C-5401 REV P03
- Drawing: Infrastructure Infiltration Basins Sections, prepared by WSP, 1 November 2024, REF HOF-WSP-ZZ-ZZ-DR-C-5402 REV P02