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Contact Flood Risk Management Team
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Date 20 March 2025

Dear Peter,

RE: 24/01604/FP - Change of use of the Former Princess Helena College and associated land from a former all-girls boarding school to 69no. private residential dwellings (Use Class C3), including the conversion of the main Grade II* Listed House to 35no. new apartments, the conversion of the retained Teaching Block to provide 8 new apartments, the demolition of the existing sports hall building and science block and replacement with 20no. new houses and 2no. new apartments, the conversion of the Tank House and the Pump House buildings to provide 2no. detached dwellings and the erection of 2no. new dwellings located within the summerhouse plantation. The provision of a new car-park together with domestic storage units and covered parking bays to include solar PV Panels, and waste storage units and the provision of new driveways and associated works. Erection of new sub-station building and plant room. In addition, the associated landscaping of the site including provision of new pathways and gates and the reinstatement of Grade II* Listed Parks and Gardens and the provision of a new Cricket Pitch and associated Cricket Pavilion - Temple Dinsley (formerly The Princess Helena College) School Lane Preston Hertfordshire SG4 7RT

Thank you for your consultation on the above site, received on 21 February 2025. We have reviewed the application as submitted and wish to make the following comments.

We understand that the application is for proposed conversion of existing college infrastructure of former day and boarding school to residential dwellings in Temple Dinsley, School Lane, Preston, Hertfordshire.

We previously responded to this application on 13 November 2024. We objected to missing appendices (I, J, K and L) and a lack of exceedance flow path. The updated Flood Risk Assessment and SuDS Report (dated 18 February 2025, REF 5201/2024 REV C) includes the missing appendices in sufficient detail. Additionally, an Exceedance Flow Path drawing (dated 28 November 2024, REF 5201-SK03 REV A) has been provided showing vulnerable areas protected from exceedance flow paths.

The applicant has provided a Flood Risk Assessment (FRA) and a Drainage Strategy, as listed in the Annex. This is to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy NE8 and NE9.

We have **no objection subject to conditions** being attached to any consent if this application is approved. We suggest the following wording.

Condition 1:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (dated 18 February 2025, REF 5201/2024 REV C) and Drawings (included in the above) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policies of North Herts Council.

Condition 2:

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 18 February 2025, REF 5201/2024 REV C), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council.

Condition 3:

Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 4:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system

has been constructed in accordance with the details approved pursuant to condition [LPA to set numbering]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts Council.

Yours sincerely

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Report: Flood Risk Assessment and SuDS Report, prepared by EAS, 18 February 2025, 5201/2024 REV C
- Report: Flood Risk Assessment and SuDS Report, prepared by EAS, July 2024 – 1 of 2, REV 5021/2024 REV B
- Report: Flood Risk Assessment and SuDS Report, prepared by EAS, July 2024 – 2 of 2, REV 5021/2024 REV B
- Correspondence: Anglian Water Consultee Response, prepared by Anglian Water, August 2024
- Report: Planning Statement, July 2024