

Mr Andrew Hunter
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**Lead Local Flood Authority
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 9 June 2025

Dear Mr Hunter

RE: 25/00508/DOC – Details reserved by condition 19 (Drainage) of planning permission reference no 23/02719/FP granted 19 July 2024 – Meadow View, Codicote Road, Codicote, Hertfordshire, AL6 9GT

Thank you for your consultation on the above site, received on 2 May 2025. We have reviewed the application as submitted and wish to make the following comments.

‘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 November 2023, REF 19367/FRA and DS), Technical Notes (dated May, June and July, REF 19367) and Drawings (dated June 2024, REF 19367-OAKL-5-200 E) and remain 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 Policies of North Herts Council. To comply with Policy NE8 of the Local Plan’.*

We understand the applicant’s position relating to the construction drawings, however the wording of the condition specifies that drawings must be construction level detail. This is to ensure that the drawings approved under the discharge of this condition are final. We are satisfied that the drawings are of the correct standard. Therefore, if the LPA has assurance that the submitted drawings are final, condition 19.

Yours sincerely,

Ellie

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:

- Drawing: Private Levels and Drainage, prepared by Woods Hardwick, 4 February 2025, REF 19367-OAKL-5-101 REV J
- Drawing: Private Levels and Drainage, prepared by Woods Hardwick, 4 February 2025, REF 19367-OAKL-5-102 REV K
- Report: Discharge of Conditions Letter, dated January 2025, prepared by Woods Hardwick