

Our Ref: 2307-831

04 March 2025

Lead Local Flood Authority  
Growth and Environment  
Hertfordshire County Council  
Post Point CHN 215  
Farnham House  
Six Hills Way, Stevenage  
HERTFORDSHIRE, SG1 2ST

FAO – Alex Jones

Dear Alex,

**24/01013/OP – Hybrid application for residential development of up to 325 dwellings**

We write in response to your letter dated 6<sup>th</sup> January 2025 detailing an objection to the above planning application and note that you will consider reviewing this objection if the following 5 points are adequately addressed. Below are our responses to those points raised.

1. The correct parameters must be used for the drainage calculations. The provided calculations use the incorrect CV value. A CV value of 1 must be used to ensure the impermeable area has been correctly modelled and the drainage structures and attenuation are correctly sized

Response – The CV value has been amended to 1 and calculations appended within the revised Flood Risk Assessment Rev A.

2. Several infiltration tests have been undertaken at the site and have shown that infiltration is viable across the site. Further justification is required as to why individual soakaways are not being utilised at the site rather than relying on large basins and tanks within the development.

Response – The geotechnical assessment stated “*As the laboratory testing has indicated that the chalk is of low density to the full depth investigated in the trial pits, shallow soakaways would need to be located at a minimum distance of 10 m from any foundations*”, this therefore prevents the use of infiltration tanks within private dwellings rear gardens, the site also has numerous RPA’s around the boundary plus a 10m landscaping buffer and a Electric main with a 6m offset around the south, east and northern boundary.

3. The Simple Index Approach (SIA) for assessing water quality management requirements have not been submitted and should be carried out and submitted.

Response - The Simple Index Approach is detailed within the FRA with the Pollution hazard indices for different land use classifications and the Indicative SuDS mitigation indices for discharges to groundwater the later has been corrected as it was previously for discharges to surface waters.

4. Greenfield Runoff Calculations for the site should be provided.

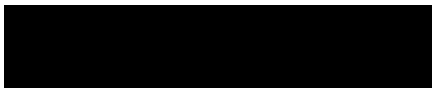
Response - Greenfield Runoff Calculations are now appended in the revised Flood Risk Assessment Rev A. Although the site is to drain purely by infiltration.

5. It is not clear from the calculations that permeable paving has been included within the surface water modelling. All SuDS features should be modelled appropriately.

Response – The hydraulic calculations have been updated to show all infiltration storage devices throughout the development.

We trust that the information supplied is satisfactory but please do not hesitate to contact the undersigned should you require any further assistance.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Kieran Kincaid.

**Kieran Kincaid** MEng (Hons) CEng MICE MCIHT  
Director

For and on behalf of **Ingent Consulting Engineers Ltd**