

Growth & Environment

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

Your ref: 26/00602/DOC
Date: 1 April 2026

Dear Mr Bull

RE: Details reserved by Condition 4: (Drainage Management and Maintenance) of planning permission 21/00504/OP granted 3 April 2025 - Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY

Thank you for your consultation on the above site, received on 16 March 2026. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 4.

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 LLFA technical review includes;

1. Point a) of Condition 4 requires the submission of a timetable for the implementation of the drainage scheme. This has not been submitted with this application. We would also like to note that we recommended that there isn't sufficient technical information to support the application 26/00514/DOC (for Condition 3). As a result, the detailed drainage design is still subject to change which may mean updates are required on this application to support Condition 4. We will not be able to recommend that Condition 4 is discharged until sufficient information is provided for Condition 3.

Yours sincerely

Jake

Jake Silverton
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Report: Drainage Technical Note, Ardent Consulting Engineers, November 2025

For reference, Condition 4 wording is as follows:

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- (a) A timetable for its implementation;*
- (b) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect;*
- (c) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with Policies NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031.