

Growth & Environment

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Local Planning Authority
North Herts Council
Council Offices
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Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 25/01514/FP
Date: 13 January 2026

Dear Alex,

RE: 25/01514/FP - Erection of shop, forecourt canopy, car and jet wash, car and cycle parking, EV vehicle charging points, hard and soft landscaping, and bin stores following demolition of existing buildings - Whitehorse Service Station Clothall Road Baldock Hertfordshire SG7 6PD

Thank you for your consultation on the above site, received on 30 October 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for a non-major application. The applicant has provided a Flood Risk Assessment (FRA) and Drainage Strategy. These are 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 Plan policies of North Herts Council.

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

The LLFA notes that an acceptable drainage strategy has been provided for the proposed development however, an approval from Anglian Water has not yet been provided. The recommended Condition 1 requires the agreement to be provided. The wording of the condition allows for amendments to the proposed drainage strategy should these be required.

Condition 1:

Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the National Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with

sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme should include any required agreements from accepting authorities. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

Condition 2

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 the 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:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. 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. This will include the name and contact details of any appointed management company.

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 NPPF and Policies of North Herts Council.

Condition 3:

Prior to the first use of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of “as built” drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms.

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 NPPF and Policies of North Herts Council.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Alex

Alex Jones
SuDS and Watercourses Support Officer
Growth & Environment

Annex

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

- Technical Note: RESPONSE TO HETFORDSHIRE COUNTY COUNCIL LLFA COMMENTS, DATED 12 SEPTEMBER 2025, prepared by CivilStix, dated 10 October 2025, Ref: 2-294-TN-001
- Report: Combined Flood Risk Assessment and Drainage strategy by Civilistix dated 12 August 2025 with reference 2-294 revision P1.