

Growth & Environment

Sarah Kasparian
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

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

Your ref: 26/01712/DOC
Date: 9 September 2026

Dear Ms Kasparian

RE: Details reserved by Condition 12 (non-adopted drainage) of Section 73 application reference 25/01745/S73 granted on 18 December 2025 - Land to the East of Foxholes and Gainsford House and on the West Side of Crow Furlong Hitchin

Thank you for your reconsultation on the above site, received on 28 July 2026. We have reviewed the application as submitted and wish to make the following comments.

Since our previous response, the applicant has provided additional maintenance details. We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 12.

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. Although additional maintenance information for a number of the drainage components has been provided, the detail is limited and the exact parties responsible for the maintenance have not been identified. The new information states that a detailed drainage maintenance plan will be prepared once detailed design has been undertaken. We note that the drainage construction drawing condition (condition 10 of 25/01745/S73) has been approved and so suggest the maintenance plan is able to be produced. If this is not the case, we suggest that further information is submitted for this condition at a later date.

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: Management, Inspection and Maintenance Statement, MLM Property Ltd, June 2026

For reference, Condition 12 wording is as follows:

Prior to the occupation of the first unit, details shall be provided in respect to the management, inspection and maintenance of any non-adopted drainage features. The details shall identify the responsible parties and set out how these will be funded and managed and provide a schedule of the proposed inspections and annual maintenance for the lifetime of the development. The plan shall be submitted to and approved in writing with the Local Planning Authority prior to first occupation and the development shall thereafter be maintained at all times in accordance with the approved details.

Reason: To ensure the drainage system is adequately maintained in order to function effectively for its lifetime.