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Contact: SuDS and Watercourse Team
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Date 30 September 2025

Dear Ben,

RE: 25/02234/S73 – Variation of wording to Condition 3 and Condition 20 of planning permission 18/01502/OP granted on 25.07.2023 – Land Between Royston Road And Cambridge Road, Barkway, Hertfordshire

Thank you for your consultation on the above site, received on 09 September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Variation of Condition Application for Condition 3 and Condition 20. The LLFA will assess both variations with their own merits and separately. This application follows the previous application to vary the conditions (24/01994/S73) and the Reserved Matters application (24/01883/RM).

Additional information was provided through the other applications to demonstrate that shallow infiltration was not possible and other discharge locations for surface water runoff were investigated. The current proposals include discharging surface water runoff to deep bore soakaways in the north and southeast parts of the site and outside of any attenuation basins. This application is to change the wording of Condition 3 and 20 to reflect that the original drainage strategy has altered due to extra information being available.

We advise that more information is required under any Discharge of Condition application to support the drainage strategy and flood risk assessment used within the reserved matters application. We also advise that the variation of condition proposed should ensure that the flood risk assessment and drainage strategy can be implemented during the discharge of conditions application stage.

There will also be the need to apply to the Environment Agency for a permit to licence the discharge to deep infiltration boreholes. The applicant will also need to gain permission to alter the existing watercourse via a Land Drainage Consent from the LLFA. Both these permissions are in addition to planning permission.

Condition 3:

The original wording of Condition 3 is as follows:

'The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.'

Reason: *To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters'.*

The applicant has requested variation of this condition to include the following:

'The development hereby permitted shall be carried out wholly in accordance with the Location Plan (Plan No. 1797/30/110), Proposed Access – Royston Road (Plan No. 163462-006 Rev A), Proposed Access – Cambridge Road (Plan No. 163462-007 Rev A), and the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.'

Reason: *To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters'.*

Condition 20:

The original wording of Condition 20 is as follows:

'The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by Ardent Consulting reference 163461- 02a dated June 2018. The surface water drainage scheme should include;

- 1) Implementation of the appropriate drainage strategy based on infiltration into using appropriate above ground SuDS measures; and*
- 2) Provision of storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.*

The surface water drainage scheme shall be fully implemented prior to full site occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: *To reduce the risk of flooding to the proposed development and future occupants'.*

The applicant has requested variation of this condition to include the following:

‘Notwithstanding the surface water drainage strategy set out within the approved Flood Risk Assessment (Arden Consulting, reference 163461-02a dated June 2018), prior to commencement of development a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include:

- 1) Implementation of the appropriate drainage strategy based on infiltration into using appropriate above ground SuDS measures; and*
- 2) Provision of storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.*

The surface water drainage scheme shall be fully implemented prior to full site occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: *To reduce the risk of flooding to the proposed development and future occupants’.*

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Correspondence: Section 73 Application to vary Condition 3 and 20 of planning permission 18/01502/OP | prepared by Pegasus Group | dated 08 July 2025 | Ref: P25-1423_L001v1
- Correspondence: Legal Advice for Land Between Royston Road and Cambridge Road Barkway