

Ben Glover
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

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

Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 02 July 2025

Dear Ben,

RE: 24/01994/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 06 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Variation of Condition wording for Condition 3 (Approved Plans) and Condition 20 (Flood Risk Assessment). As condition 3 is not within the remit of the LLFA, we have no further comment. However, condition 20 is reviewed as follows:

The current condition is worded 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 indicated on Surface Water Drainage drawing.*
- 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 mitigation measures 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 reason for this variation of condition is to alter the drainage strategy in light of shallow infiltration being precluded by site geology. The updated drainage strategy will come at a later stage as part of a reserved matters application. We appreciate the suggested revised condition and have **no objection** to the variation of Condition 20. Condition 20 should be varied as follows:

'Notwithstanding the surface water drainage strategy set out within the approved Flood Risk Assessment (Ardent 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'.*

Informative

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

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: S73 Letter for Condition 20, prepared by Redrow, 23 May 2025