

## Growth & Environment

Ben Glover  
Local Planning Authority  
North Herts Council  
Council Offices  
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Hertfordshire  
SG6 3JF

**Lead Local Flood Authority**  
**Hertfordshire County Council**  
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**Contact:** SuDS and Watercourses Team  
[FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

**Your ref:** 26/00916/DOC  
**Date:** 11 September 2026

Dear Ben

**RE: Details reserved by condition 21 (Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 3 December 2025 – Land between Royston Road and Cambridge Road, Barkway**

Thank you for your consultation on the above site, received on 26 August 2026. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 21. For reference, Condition 21 is worded 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'.*

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;

In relation to Condition 21 Point 1, the applicant has provided commentary via email (prepared by Redrow | dated 13 August 2026) outlining that the Ground Investigation Report (prepared by RPS | dated 13 May 2024 | Ref: BMK23256\_Barkway Ground Conditions Report) is included in the Drainage Explanatory Note (dated September 2025). This information is sufficient to remove our objection to Condition 21. **No further information is required.**

Yours sincerely

Ellie

Ellie Miller  
SuDS and Watercourses Support Officer  
Growth and Environment

## Annex

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

- Drawing: Proposed Drainage – Sheet 1 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5001 | Rev: T03
- Drawing: Proposed Drainage – Sheet 2 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5002 | Rev: T03
- Drawing: Proposed Drainage – Sheet 3 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5003 | Rev: T04
- Drawing: Proposed Drainage – Sheet 4 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5004 | Rev: T03
- Drawing: Proposed Drainage – Sheet 5 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5005 | Rev: T03
- Drawing: Proposed Drainage – Sheet 6 | prepared by Robert West Consulting Ltd | dated 30 June 2026 | Ref: 4929-002-5006 | Rev: T03
- Drawing: Impermeable Areas Plan | prepared by Robert West Consulting Ltd | dated 1 July 2026 | Ref: 4929-002-5090 | Rev: A03
- Supporting Calculations: System 1 Network | prepared by Robert West Consulting Ltd | dated 1 July 2026 | Ref: System 1\_RM
- Supporting Calculations: System 2 Network | prepared by Robert West Consulting Ltd | dated 1 July 2026 | Ref: System 2\_RM
- Technical Note: Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 03.12.2025 – Land Between Royston Road and Cambridge Road, Barkway, Hertfordshire | prepared by Barratt Redrow | dated 1 July 2026 | Ref: 155320 NORTHAMPTON 31
- Supporting Calculations: System 1 Network | prepared by Robert West Consulting Ltd | dated 29 September 2025
- Supporting Calculations: System 2 Network | prepared by Robert West Consulting Ltd | dated 29 September 2025
- Report: Drainage Explanatory Note | prepared by Redrow Homes | dated September 2025
- Drawing: Existing Exceedance Flow Plan | prepared by Robert West Consulting Ltd | dated 7 November 2024 | Ref: 4929-002-5080 | Ref: A01
- Drawing: Proposed Exceedance Flow Plan | prepared by Robert West Consulting Ltd | dated 3 July 2025 | Ref: 4929-002-5081 | Rev: A02
- Drawing: Impermeable Areas Plan | prepared by Robert West Consulting Ltd | dated 02 July 2025 | Ref: 4929-002-5090 | Rev: A02
- Drawing: Proposed Surface Water Long Sections – Sheet 1 | prepared by Robert West Consulting Ltd | dated 30 September 2024 | Ref: 4929-002-5074 | Rev: T02
- Drawing: Proposed Surface Water Long Sections – Sheet 2 | prepared by Robert West Consulting Ltd | dated 30 September 2024 | Ref: 4929-002-5075 | Rev: T02
- Drawing: Proposed Surface Water Long Sections – Sheet 3 | prepared by Robert West Consulting Ltd | dated 30 September 2024 | Ref: 4929-002-5076 | Rev: T02

- Drawing: Proposed Surface Water Long Sections – Sheet 4 | prepared by Robert West Consulting Ltd | dated 30 September 2024 | Ref: 4929-002-5077 | Rev: T02
- Drawing: Proposed Drainage – Sheet 1 | prepared by Robert West Consulting Ltd | dated 3 October 2025 | Ref: 4929-002-5001 | Rev: T01
- Drawing: Proposed Drainage – Sheet 2 | prepared by Robert West Consulting Ltd | dated 3 October 2025 | Ref: 4929-002-5002 | Rev: T01
- Drawing: Proposed Drainage – Sheet 3 | prepared by Robert West Consulting Ltd | dated 5 December 2025 | Ref: 4929-002-5003 | Rev: T03
- Drawing: Proposed Drainage – Sheet 4 | prepared by Robert West Consulting Ltd | dated 3 October 2025 | Ref: 4929-002-5004 | Rev: T01
- Drawing: Proposed Drainage – Sheet 5 | prepared by Robert West Consulting Ltd | dated 3 October 2025 | Ref: 4929-002-5005 | Rev: T01
- Drawing: Proposed Drainage – Sheet 6 | prepared by Robert West Consulting Ltd | dated 3 October 2025 | Ref: 4929-002-5006 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 1 | prepared by Robert West Consulting Ltd | dated 2 July 2025 | Ref: 4929-002-5051 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 2 | prepared by Robert West Consulting Ltd | dated 2 July 2025 | Ref: 4929-002-5052 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 3 | prepared by Robert West Consulting Ltd | dated 2 July 2025 | Ref: 4929-002-5053 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 4 | prepared by Robert West Consulting Ltd | dated 2 July 2025 | Ref: 4929-002-5054 | Rev: T01