

Growth & Environment

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

Your ref: 26/01123/DOC
Date: 11 September 2026

Dear Ben

RE: Details reserved by condition 22 (Surface Water Drainage Scheme) of planning permission reference 25/02234/S73 granted 3 December 2025 – Land Between Royston Road and Cambridge Road, Barkway

Thank you for your re-consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 22. For reference, Condition 22 is worded as follows.

'Before each phase of development approved by this planning permission no development of that phase shall take place until the final design of the drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the surface water drainage system approved as part of Condition 21.'

The scheme shall also include;

- 1. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.*
- 2. Detailed surface water calculations and modelling for all rainfall events up to and including the 1 in 100-year + climate change event for the whole site.*
- 3. All calculations/modelling and drain down times for all storage features.*

4. *Confirmation of which SuDS features will be infiltrating and specific infiltration rates for each feature.*
5. *Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage.*
6. *Silt traps for protection for any residual tanked elements.*
7. *Details regarding any areas of informal flooding (events those exceeding 1 in 30-year rainfall event), this should be shown on a plan with estimated extents and depths.*
8. *Details of final exceedance routes, including those for an event which exceeds to 1:100 + climate change rainfall event.*

Reason: *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site/.*

As Condition 21 (pp ref: 26/00916/DOC) has been recommended for discharge, the LLFA has undertaken a full review of Condition 22. Our technical review is as follows:

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 **Point 1**, the LLFA would like to note that full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features have been provided. On this basis, the LLFA have no further comment regarding Point 1. **No further information is required.**

In relation to **Point 2**, the LLFA are concerned that the wrong rainfall methodology data has been utilised. All rainfall return periods up to and including the 1% AEP plus appropriate climate change allowance should utilise FEH22. The other parameters provided (i.e. CV value of 1.0 and climate change allowance on the 3.33% AEP and 1% AEP events) are correct. If the applicant could submit new calculations utilising FEH22, this point should be resolved. **Further information is required.**

In relation to **Point 3**, the LLFA are pleased to note that the half drain down times are within the 24-hour period for all drainage features on site. However, as stated in Point 2, the calculations require updates. Once updated, the LLFA would likely not object to Condition 22 Point 3. **Further information is required.**

In relation to **Point 4**, the Drainage Explanatory Note (prepared by Redrow | dated September 2025) highlights that infiltration testing has been undertaken. **No further information is required.**

In relation to **Point 5**, the LLFA cannot locate any information regarding the demonstration that an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. **Further information is required.**

In relation to **Point 6**, the LLFA cannot locate any information regarding silt traps for protection for any residual tanked elements. **Further information is required.**

In relation to **Point 7**, there is no FLOOD status in any rainfall return period up to and including the 1% AEP plus appropriate climate change allowance event. On this basis, the LLFA have no further comment regarding Point 7. **No further information is required.**

In relation to **Point 8**, the LLFA cannot locate any information regarding the proposed exceedance flow routes. At present, the LLFA can only locate the Existing Exceedance Flow Plan drawing (prepared by Robert West | dated 19 September 2025 | Ref: 4929-002-5080 | Rev: A01). **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
- Correspondence: 26/00916/DOC 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, Hertfordshire | prepared by Barratt Redrow | dated 01 July 2026 \ Ref: 155320 NORTHAMPTON 31
- Supporting Calculations: System 1_RM.Pfd | prepared by Robert West Consulting | dated 1 July 2026
- Supporting Calculations: System 2_RM.Pfd | prepared by Robert West Consulting | dated 1 July 2026
- Report: Drainage Explanatory Note | prepared by Redrow | dated September 2025
- 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 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: Existing Exceedance Flow Plan | prepared by Robert West Consulting Ltd | dated 7 November 2024 | Ref: 4929-002-5080 | Ref: A01