

Growth & Environment

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Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/01712/DOC
Date: 20 July 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 consultation on the above site, received on 15 July 2026. 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 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. We expect additional detail to be added to the maintenance statement which has been provided. If any of the drainage features are planned to be part of the non-adoptable network (e.g. permeable paving, soakaways), then details on how they will be maintained should also be provided.

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.