

Anne McDonald
North Herts Council
PO Box 10613
Borehamwood
Hertfordshire
WD6 1WA

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 15 November 2024

Dear Anne

RE: 24/02378/DOC – Details reserved by Condition 7 (Drainage method statement) of planning permission reference 23/01420/FP granted on 5 December 2023 – Newsells Park Winery, Whiteley Hill, Barkway, Royston, Hertfordshire, SG8 8DY

Thank you for your consultation on the above site, received on 24 October 2024. 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 7 (Drainage Method Statement). For reference, Condition 7 is worded as follows:

'Development shall not commence until details and a method statement for interim and temporary drainage measures during the construction phase has been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or the proposed drainage system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority'.

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 main issues include;

- There is limited information on the temporary drainage and interim measures during the construction phase.

The LLFA technical review includes;

1. We would expect to see full details of the interim construction measures including who is responsible for maintaining these measures during this period, how the site will be drained to ensure no increase in the off-site flows and any temporary works. Whilst we recognise that the measures have been shown on the 'Temporary Construction Drainage' drawing (dated 02 May 2024, REF 1315-103), it is not clear how the permanent drainage features will be protected from the construction runoff which may include pollutants and a heavy silt load. We request that all temporary measures to prevent flooding or pollution be provided without the need to use the permanent drainage network (it should be noted that it can be difficult to remove large quantities of silt from attenuation tanks). **Further information and commentary is required.**

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Environment & Transport and Sustainable Growth

Annex

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

- Report: Cover Letter for Newsells Park Winery, prepared by PDA, 17 October 2024.
- Drawing: Temporary Construction Drainage for Newsells Park Winery, prepared by Solution Consulting Civil and Structural Engineers, 2 May 2024, REF 1315-103