

Growth & Environment

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

Your ref: 26/00916/DOC
Date: 10 June 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, Hertfordshire

Thank you for your consultation on the above site, received on 21 April 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 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 LLFA have no objection to the principles of drainage. However, the applicant has not submitted any infiltration testing of BRE365 standard or equivalent. We note that infiltration testing has been seen under separate references, however, each application is reviewed on its own merit. If the applicant could submit this testing for review, the LLFA will review in future consultations. It should also be noted that all basins need a slope gradient of 1:3 as a minimum.

Further information is required.

In relation to Condition 21 Point 2, the applicant has submitted calculations for System 1 and System 2 of the network. We are concerned that the wrong parameters have been utilised (i.e. FSR, CV value of 0.750, urban creep unclear and no climate change allowance on the 3.33% AEP event). We would need to see the calculations updated to the correct parameters (i.e. FEH22, CV value of 1.0, urban creep clearly laid out and climate change allowance on the 3.33% AEP event). Additionally, the following nodes have FLOOD status:

Network 2: US Node SW64 (1% AEP plus 40% climate change allowance event).

The LLFA would require further confirmation that the flooding in the drainage network would be managed effectively on site. **Further information is required.**

Informative

Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

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;

- 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 07 November 2024 | Ref: 4929-002-5080 | Rev: A01
- Drawing: Proposed Exceedance Flow Plan | prepared by Robert West Consulting Ltd | dated 03 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 03 October 2025 | Ref: 4929-002-5001 | Rev: T01
- Drawing: Proposed Drainage – Sheet 2 | prepared by Robert West Consulting Ltd | dated 03 October 2025 | Ref: 4929-002-5002 | Rev: T01
- Drawing: Proposed Drainage – Sheet 3 | prepared by Robert West Consulting Ltd | dated 05 December 2025 | Ref: 4929-002-5003 | Rev: T03
- Drawing: Proposed Drainage – Sheet 4 | prepared by Robert West Consulting Ltd | dated 03 October 2025 | Ref: 4929-002-5004 | Rev: T01
- Drawing: Proposed Drainage – Sheet 5 | prepared by Robert West Consulting Ltd | dated 03 October 2025 | Ref: 4929-002-5005 | Rev: T01
- Drawing: Proposed Drainage – Sheet 6 | prepared by Robert West Consulting Ltd | dated 03 October 2025 | Ref: 4929-002-5006 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 1 | prepared by Robert West Consulting Ltd | dated 02 July 2025 | Ref: 4929-002-5051 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 2 | prepared by Robert West Consulting Ltd | dated 02 July 2025 | Ref: 4929-002-5052 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 3 | prepared by Robert West Consulting Ltd | dated 02 July 2025 | Ref: 4929-002-5053 | Rev: T01
- Drawing: Proposed Drainage Details – Sheet 4 | prepared by Robert West Consulting Ltd | dated 02 July 2025 | Ref: 4929-002-5054 | Rev: T01