

Surface Water Drainage and SuDS Statement

'Trees', Gosmore Road, Hitchin, Hertfordshire SG4 9AN

Proposal	Construction of 3no. detached dwellings with garages, hardstanding and landscaping following demolition of existing house and outbuildings
Applicant	Judge & Sons Building Services Ltd
Agent	Pentangle Design Group, Suite 1, 21 Bancroft, Hitchin, Herts SG5 1JW
Local planning authority	North Hertfordshire District Council
Lead local flood authority	Hertfordshire County Council
Job reference	3707
Date	August 2026

1. Introduction and scope

- 1.1 This statement supports a full planning application for the redevelopment of 'Trees', Gosmore Road, Hitchin. It is provided in response to the drainage requirement on the Council's validation matrix and sets out the principles on which surface water from the development will be managed.
- 1.2 The proposal is minor development on a site of less than one hectare in Flood Zone 1. Hertfordshire County Council, as Lead Local Flood Authority, is not a statutory consultee on development of this scale. This statement is therefore proportionate: it establishes that a workable sustainable drainage solution exists and can be delivered, and identifies the detailed design that should be secured by condition.
- 1.3 It should be read alongside Section 7.4 of the Design and Access Statement and drawing 3707/06 revision T.

2. The site and existing drainage

- 2.1 The application site extends to 1,987 m² and comprises a detached two-storey dwelling, detached garage and outbuildings, set within a large garden of mown lawn, borders and mature perimeter trees and hedgerows. Approximately 580 m² of the site is currently covered by buildings and hardstanding, the remainder being soft landscaped.
- 2.2 The site is broadly level, falling gently across the plot, with recorded levels in the range of approximately 88.2 m to 89.4 m AOD.

- 2.3 The existing dwelling drains foul flows to the public sewer. Existing surface water arrangements are shown on drawing 3707/02. There is no formal attenuation or treatment on the site at present, and existing hardstanding drains without control.

3. Flood risk

- 3.1 The site lies wholly within **Flood Zone 1**, the lowest probability of fluvial and tidal flooding, as shown on the Environment Agency Flood Map for Planning. There is no history of flooding at the property.
- 3.2 The site is less than one hectare and is not in an area with critical drainage problems. A site-specific flood risk assessment is not required by national policy for development of this scale in Flood Zone 1. Flood risk from all sources has nonetheless been considered in the design.
- 3.3 The proposals do not obstruct any watercourse or floodplain, and will not increase flood risk elsewhere. Managing surface water on site, to a rate no greater than the existing condition, is the mechanism by which that is achieved.

4. Drainage hierarchy

- 4.1 Surface water disposal has been considered against the hierarchy set out in national planning practice guidance and Part H of the Building Regulations, in the following order of preference:
- infiltration to ground;
 - discharge to a surface water body;
 - discharge to a surface water sewer; then
 - discharge to a combined sewer.
- 4.2 The site lies on the dip slope of the Chiltern Hills, where Chalk is the underlying solid geology and infiltration is commonly viable. **Infiltration is therefore the proposed primary means of disposal**, subject to confirmation by testing. No suitable surface water body adjoins the site.

5. Proposed surface water strategy

- 5.1 The strategy is source-control led, following the SuDS management train and the principles of the CIRIA SuDS Manual (C753) and BS 8582. In outline:
- **Permeable paving** to the shared surface, the private drives and all parking areas, with a sub-base storage layer providing both attenuation and treatment;
 - **Soakaways or infiltration crates** serving roof water from each dwelling and garage, sized in accordance with BRE Digest 365 and located outside the root protection areas of retained trees identified on the Tree Protection Plan;
 - **Water butts** to each plot, fed from rainwater downpipes, for non-potable garden use;

- **Retained and enhanced soft landscaping** across the majority of the site, including the retained perimeter trees and hedgerows and substantial new native planting, maintaining infiltration capacity and interception losses.
- 5.2 Approximately 795 m² of the site will be covered by buildings and hard surfacing on completion. Because the shared surface, drives and parking are all proposed as permeable construction, the area draining without control is substantially reduced compared with the existing situation, notwithstanding the modest increase in built footprint.
- 5.3 Percolation testing in accordance with BRE Digest 365 will be undertaken prior to detailed design. Where infiltration rates prove inadequate, or groundwater levels preclude infiltration, the strategy will revert to on-site attenuation storage with a controlled discharge to the public surface water sewer at a rate no greater than the existing site runoff rate, with the necessary approval of the statutory sewerage undertaker.
- 5.4 Storage will be designed to accommodate the 1 in 100 year event with a 40% allowance for climate change, with no flooding of buildings and no off-site flows in that event.

6. Water quality and exceedance

- 6.1 The development is residential and low hazard for water quality purposes. Permeable paving over the trafficked areas provides the treatment stage of the management train and is sufficient for this land use.
- 6.2 External levels will be set so that, in an exceedance event beyond the design standard, surface water is directed to the soft landscaped areas and away from the dwellings and neighbouring land. Finished floor levels will be set above adjacent external levels.

7. Foul drainage

- 7.1 Foul drainage will discharge to the public foul sewer, connecting to the existing system serving the site as shown on drawing 3707/02. Capacity and the point of connection will be agreed with the statutory sewerage undertaker. Surface water will not be connected to the foul system.

8. Management and maintenance

- 8.1 The drainage serving each dwelling will be maintained by the owner of that plot. The permeable shared surface and the drainage serving it will be maintained in common by the three plot owners, secured by covenant in the transfers, with responsibilities and inspection intervals set out in a short maintenance schedule to be prepared at detailed design stage.

9. Conclusion

- 9.1 The site is in Flood Zone 1 and at low risk of flooding. A sustainable drainage strategy led by infiltration and permeable paving is achievable on this site, will not increase flood risk on or off the site, and will improve on the uncontrolled discharge from the existing hardstanding.
- 9.2 It is not necessary to resolve the detailed design before permission is granted. The applicant would not object to a condition in the following terms:

"No development above damp proof course level shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, including infiltration testing carried out in accordance with BRE Digest 365, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of management and maintenance arrangements. The development shall be carried out in accordance with the approved scheme and thereafter maintained."