

Growth & Environment

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

Your ref: 25/00886/FP
Date: 06 April 2026

Dear Tom,

RE: 25/00886/FP - Erection of 14 dwellings and associated infrastructure- Reed House, Jacksons Lane, Reed, Royston, Hertfordshire, SG8 8AB

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

We understand it is proposed to drain the site using permeable paving, detention basins and connecting swales, with a final discharge of 1.5l/s. A CCTV survey has been undertaken to demonstrate downstream connectivity from the existing pond on site. The watercourse flows south where it eventually connects to the Reed End Tributary main river. It is noted that the culverted watercourse is identified as grade 4, recommending repair to avoid potential collapse, with one area noted as grade 5, with rooting causing 45% loss of cross-sectional area. Where issues with the pipework have been identified and are within the applicant's control, we highly recommend remediation pre-commencement.

It is noted that the calculations use the default CV values, however we require CV to be set to 1. Given the space available on site, we are satisfied for this to be managed through condition.

We would recommend the following conditions be attached to this application should permission be granted.

Condition 1: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and hydraulic network calculations using CV values of 1 shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, Combined FRA & Drainage Strategy

prepared by Peter Dann Consulting Engineers reference 10-5217 dated November 2025 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and policies of North Hertfordshire District Council.

Condition 2: Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have 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 sewer 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 Local Planning Authority.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF

Condition 3: Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Hertfordshire District Council.

Informative

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals. This is outside of the planning process and should be undertaken by the applicant as a separate matter.

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,

David Uncle
Senior Flood Risk Officer
Lead Local Flood Authority
Growth and Environment