

Tom Rea
Local Planning Authority
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Council Offices
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SG6 3JF

**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 12 May 2025

Dear Rea,

RE: 25/01058/DOC - Details reserved by Condition 6 (Surface water drainage) of planning permission reference 24/00436/FP granted on 26.02.2025. Morrisons Baldock Street Royston Hertfordshire SG8 5BA.

Thank you for your consultation on the above site, received on 23 April 2025. We have reviewed the application as submitted and wish to make the following comments.

The LLFA acknowledges that the applicant has submitted construction drawings for the surface water drainage network and associated SuDS components in support of Condition 6 (Surface Water Drainage). The submitted drawings are consistent with those approved under the original planning application 24/0436/FP (drawing reference LSE-2904-03-DE-200 Rev 4, dated May 2023) and the approved FRA & Drainage Strategy (IDL/1177/DA/001, Rev P03, dated 08/11/2024). However, we note that, while the drawings are marked as Stage 4, they are labelled as 'Preliminary Issue'. The condition wording also requires a Construction Method Statement to be submitted and approved prior to the discharge of Condition 6.

Therefore, the LLFA advises that there **is not sufficient technical information** to support the application in relation to the wording of Condition 6.

Yours sincerely

Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

25/01058/DOC:

- Drawing: Drainage Layout by Infrastructure Design Ltd dated 26 February 2025 with reference LSE-2904-04-DE-200 and revision number P7.
- Drawing: Drainage Details drawing sheet 1 by Infrastructure Design Ltd dated 23 January 2025 with reference LSE-2904-04-DE-210 and revision number P4.
- Drawing: Drainage Details drawing sheet 2 by Infrastructure Design Ltd dated 14 February 2025 with reference LSE-2904-04-DE-211 and revision number P4.
- Drawing: Drainage Details drawing sheet 3 by Infrastructure Design Ltd dated 23 January 2025 with reference LSE-2904-04-DE-212 and revision number P1.

24/00436/FP:

- Report: Drainage Strategy Report by iD Ltd dated 08 November 2024 with reference IDL/1177/DS/001 and revision number P03.

For reference, Condition 6 wording is as follows:

Condition 6:

Prior to the commencement of construction work (excluding demolition and excavation) construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (IDL/1177/DA/001 and date 08/11/2024, rev P03) and Drawings (LSE-2904-03-DE-200 Rev 4 and date May 2023) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local 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