

Mr Alex Howard
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**Lead Local Flood Authority
Growth and Environment
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 28 November 2024

Dear Mr Howard

RE: 24/01371/FP – Erection of seven dwellings (4 x 3-bed and 3 x 4-bed) including creation of vehicular access off The Causeway, footpath, carport, parking, landscaping, and associated works following demolition of existing dwelling and outbuildings (as amended by plans and information received 22 October 2024 and 18 November 2024) – Hillcrest and Land at Tussocks, The Causeway, Therfield, SG8 9PP

Thank you for your consultation on the above site, received on 19 November 2024. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment (FRA) and a Drainage Strategy and along with additional information, as listed in the Annex. These are to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies NE8, NE9 and SP12.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording.

Condition 1

Prior to the commencement of the development a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site.

Condition 2

Prior to the first use of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of “as built” drawings plus photographs of excavations (including soil profiles/horizons), any installations of any surface water drainage structures and control mechanisms.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts District Council.

Condition 3

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (ref: Hillcrest & Tussocks FRA & SuDS revision D, dated 18 November 2024), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts District Council.

Yours sincerely

Chris

Chris Bowyer
SuDS and Watercourses Support Officer
Growth & Environment

Annex

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

- Report: Flood Risk Assessment and SuDS Statement (Document Ref.: Hillcrest & Tussocks FRA & SuDS), EAS, 17 June 2024 and Rev A.
- Report: Flood Risk Assessment and SuDS Statement (Document Ref: Hillcrest & Tussocks FRA & SuDS), EAS, 18 November 2024, Revision D.
- Drawing: Site Plan (Drawing No.: 478.03), Kingston Studio, 3 June 2024, Revision F.
- Drawing: Site Plan (Drawing No.: 478.03), Kingston Studio, 15 November 2024, Revision I.
- Drawing: Outline Landscape Proposals (Drawing No.: PR271-01), Matt Lee Landscape Architecture, 22 October 2024, Revision G.
- Drawing: Outline Landscape Proposals (Drawing No.: PR271-01), Matt Lee Landscape Architecture, 16 November 2024, Revision J.