

Mr Tom Rea
Local Planning Authority
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Lead Local Flood Authority
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Contact Flood Risk Management Team
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Date 31 October 2024

Dear Mr Rea,

RE: 24/01885/DOC – Details reserved by Condition 4 (Drainage) of planning permission reference no 23/01947/FP granted 26.03.2024 – The Anchor 84 Cambridge Road Hitchin Hertfordshire SG4 0JH

Thank you for your consultation on the above site, received on 01 October 2024. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **is sufficient technical information** to support the application in relation to the wording of **Points 2 and 3 of Condition 4**. The applicant has submitted sufficient information which outlines the drainage system is going to be maintained by a private management company and will be maintained throughout its lifetime based on the type and frequency of maintenance provided in the SuDS Maintenance and Management Schedule Letter (Dated: 16 August 2024).

The applicant has not submitted any information to support Point 1 of Condition 4 and therefore we advise that there **is not sufficient technical information to support Point 1 of Condition 4**. However, the LLFA note that this development is of relatively small scale with a limited sized drainage network and therefore the timetable for its implementation, as set out by Point 1 of Condition 4 may not be necessary. This development is not phased, and it is assumed that the drainage system will be built as a whole system. As such the LLFA have **no further comment in relation to Point 1 of Condition 4**.

Yours sincerely,

Raima

Raima Prasad
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Drainage Construction Details Sheet 1 (Drawing No.: 8240287 – 1401), Glanville, 29 April 2024, Revision T1.
- Drainage Construction Details Sheet 2 (Drawing No.: 8240287 – 1402), Glanville, 29 April 2024, Revision T1.
- Discharge of Condition Application Cover Letter (Doc Ref.: JM/KN0115/21), Walsingham Planning, 22 August 2024.
- Drainage Layout (Drawing No.: 8240287 - 1201), Glanville, 17 May 2024, Revision T2.
- External Works Layout (Drawing No.: 8240287 – 1001), Glanville, 17 May 2024, Revision T2.
- SuDS Maintenance and Management Schedule, Glanville, 16 August 2024, Issue 1.

Condition 4 is worded as follows:

“Prior to the first occupation of the retail unit, details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- 1. a timetable for its implementation.*
- 2. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.*
- 3. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.*

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 Council: Policy NE8: Sustainable drainage systems (Reducing Flood Risk), Policy NE9: Water quality and environment and Policy SP12: Green infrastructure, biodiversity and landscape.”