

Growth & Environment

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

Your ref: 25/02547/FP
Date: 31 March 2026

Dear Anne

RE: 25/02547/FP - Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping. Land South and West of Senuna Park, Station Road, Ashwell

Thank you for your consultation with additional information sent on the above site which was received on 17 March 2026.

We are satisfied with the information provided and can remove our previous objection, subject to the conditions below being placed on any planning permission granted.

For clarification, the applicant has proposed water butts, and while useful, they are not considered to be SuDS solutions as they aren't designed to provide storage of rainwater in extreme events and therefore cannot be included as part of the storage assessment. We would suggest that additional features such as further rain gardens or tree pits might be considered. Measures such as these would help enable the development to provide additional water quality, amenity and biodiversity benefits.

We are pleased to see the additional use of filter trenches and rain gardens to the south of the site. Regarding the design of the basins, we understand that the spatial restrictions of the design limits side slopes to 1 in 3. This is acceptable in this case, though 1 in 4 side slopes (or gentler) are better practice. At detailed design stage it should be shown how the basin will be a multifunctional and enjoyable feature and not simply a dry (potentially much of the year) single purpose feature. This could be achieved by integrating play space, areas of permanent water, appropriate planting, seating areas, and areas with shallower slopes. Additional source control measures may allow for a reduction in the volumes required in the basin.

The following conditions should be applied to any planning permission granted.

Condition 1: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components, including the design of the basins as a multifunctional space, source control measures 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 and Drawings 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 Herts District Council.

Condition 2: The development hereby approved shall not be occupied until 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:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. 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 North Herts District Council.

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 Herts District Council.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely,

Deborah Craig
Flood and Water Project Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Basin Sections ~Sheet 1 of 1. Station Road, Ashwell. INGENT Consulting Engineers. Ref. ST005 Rev B 10.03.26
- Drainage Strategy. Station Road, Ashwell. INGENT Consulting Engineers. Ref. ST001 Rev B. 09.03.26.
- Exceedance Flow Route. Station Road, Ashwell. INGENT Consulting Engineers. Ref. ST002 Rev B 09.03.26
- Landscape layout with key and notes. Barnes Walker. Ref M3942-PA-06-V07. 02.2026.
- Flood Risk Assessment 2506 - 1025 Station Road Ashwell, INGENT Consulting Engineers, August 2025 (with appendices)