

Growth & Environment

Paul Chaston
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

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

Your ref: 25/02401/OP
Date: 15 June 2026

Dear Paul

RE: Outline planning application for residential development with means of access from Turnpike Lane for consideration and all other matters reserved for subsequent approval; demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works - Land South of Turnpike Lane, Ickleford Hertfordshire SG5 3XB

Thank you for your re-consultation on the above site, received on 18 March 2026. We have reviewed the application as submitted and wish to make the following comments.

We note the submission of photographs showing flooding to the surrounding area and highway. While this a concern, the proposed drainage strategy will capture rainfall that falls on the site into a formalised drainage scheme. As this is an outline application we are approving the principles of the drainage strategy, with the detailed design being provided at Reserved Matters and Discharge of Conditions stage. Additionally, no new information has been submitted to address the conditions set out by the LLFA in its correspondence dated 6 February 2026. Accordingly, our position remains unchanged, and the previous response continues to apply.

The applicant has provided a Flood Risk Assessment (FRA), Drainage Strategy and outline design plans (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 Plan policy of North Herts.

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 or in conjunction with the submission of each Reserved Matters application a detailed Site SuDS Phase plan which aligns with the site phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This SuDS Phasing plan shall ensure that each phase does not exceed the agreed discharge rates for that phase and that source control measures are installed within each phase to adequately address the phases own surface water runoff. The plan shall ensure that each SuDS component is adequately protected throughout the development of the scheme. The plan shall show all exceedance routes throughout the site clearance and construction of the scheme ensuring flood risk is not increased elsewhere or to the site itself and that the site remains safe for all exceedance event flow routes for the lifetime of the development during rainfall (i.e. greater than design events or during blockage) and how property on and off site will be protected.

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 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 Planning Authority.

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

Condition 3

Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 4

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Ref: GB/VL/P25-3474/01 dated August 2025), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any design 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 Council.

Condition 5

The applicant must confirm if the development is phased. If appropriate, a construction phase surface water management plan should be submitted to address surface water control measures during each stage of construction.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 6

Prior to or in conjunction with the submission of each reserved matters application, in accordance with the submitted FRA and or Drainage Strategy (GB/VL/P25-3474/01 dated August 2025), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- a) The applicant must submit a drawing that illustrates the ground levels and or Finished Floor Levels (FFLs) across the entire development, along with the flood exceedance path under a drainage network failure scenario for the 1% AEP plus climate change event. This is to ensure that exceedance flows are directed away from buildings, entrances, and critical utilities.
- b) The applicant must provide the cross-sectional layouts and detailed specifications of the proposed storage structures and the attenuation basin.
- c) The pumped discharge is proposed to connect into a new surface water sewer network, which will subsequently flow into the existing 150 mm private surface water sewer on site before discharging to the watercourse. Consequently, consent from the EA is required for the discharge into the watercourse. In addition, it is observed that the failure assessment of the pump is absent from the submitted hydraulic calculations.
- d) The drainage strategy drawing must show the Finished Floor Levels, manhole IDs, invert levels, cover levels, network IDs, and pump IDs exactly as represented in the hydraulic calculations to ensure consistency.

Reason: To ensure the satisfactory management and local flood risk, surface water flow paths, storage and disposal of surface water from the site and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Condition 7

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. Where necessary, details of corrective work 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 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

Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth & Environment

Annex

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

- Report: Addendum report to address Lead Local Flood Authority prepared by Create dated 18 December 2025 with reference GB/VL/P25-3474/02TN.