

1st July 2026

Redrow South Midlands

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To: Ellie Millar

Lead Local Flood Authority

Hertfordshire County Council

Post Point CHN215

Farnham House

Six Hills Way, Stevenage

Hertfordshire SG1 2FQ

Dear Ellie;

26/00916/DOC RE: Details reserved by condition 21 (Surface Water Drainage Scheme) of planning permission reference no 25/02234/S73 granted 03.12.2025 – Land Between Royston Road And Cambridge Road, Barkway, Hertfordshire

Further to your recent letter (dated 8th June 2026) and request for further technical information to support the surface water drainage system in relation to the wording of Condition 21, please find below and enclosed the items requested together with a detailed explanation.

- 1. In relation to Condition 21 Point 1, the LLFA have no objection to the principles of drainage. However, the applicant has not submitted any infiltration testing of BRE365 standard or equivalent. We note that infiltration testing has been seen under separate references, however, each application is reviewed on its own merit. If the applicant could submit this testing for review, the LLFA will review in future consultations. It should also be noted that all basins need a slope gradient of 1:3 as a minimum. Further information is required.*

RPS Group have completed a Ground Conditions Report that has previously been issued through the planning process. This includes information in relation to the site's suitability for surface water discharge by infiltration together with -infiltration testing. It also concludes that shallow infiltration is not a suitable means of surface water disposal for the site and

recommends discharge through deep bore soakaways. The enclosed report ref BMK23256 should therefore be suitable to confirm this query.

2. *In relation to Condition 21 Point 2, the applicant has submitted calculations for System 1 and System 2 of the network. We are concerned that the wrong parameters have been utilised (i.e. FSR, CV value of 0.750, urban creep unclear and no climate change allowance on the 3.33% AEP event). We would need to see the calculations updated to the correct parameters (i.e. FEH22, CV value of 1.0, urban creep clearly laid out and climate change allowance on the 3.33% AEP event). Additionally, the following nodes have FLOOD-status:*

Network 2: *US Node SW64 (1% AEP plus 40% climate change allowance event).*

The LLFA would require further confirmation that the flooding in the drainage network would be managed effectively on site. Further information is required.

Our Civil Engineering consultant, Robert West Consulting Ltd, have provided updated drainage calculations to the updated parameters (i.e. FEH22, CV value of 1.0). The Urban Creep was previously included and is highlighted as 10% of the residential areas on the impermeable areas plan ref: 4929-002-5090 which is enclosed for clarity. Climate change allowance on the 3.33% AEP event has also been identified. These calculations have been provided alongside updated drainage design plans in order to accommodate these parameters and to remove any FLOOD status nodes within the drainage systems.

We trust the above and enclosed provides sufficient information to enable your objection to be removed, however if you require any further information, please do not hesitate to contact me.

Regards,

Joe Wellborn

Joe.wellborn@redrow.co.uk

Redrow Homes South Midlands

Encl.

BMK23256_Barkway Ground Conditions Report-01-Ground Conditions Report

4929-002-5090 impermeable areas plan

SW calcs system 1

SW calcs system 2

4929-002-5001 Proposed Drainage Sheet 1 of 6

4929-002-5002 Proposed Drainage Sheet 2 of 6

4929-002-5003 Proposed Drainage Sheet 3 of 6

4929-002-5004 Proposed Drainage Sheet 4 of 6

4929-002-5005 Proposed Drainage Sheet 5 of 6

4929-002-5006 Proposed Drainage Sheet 6 of 6