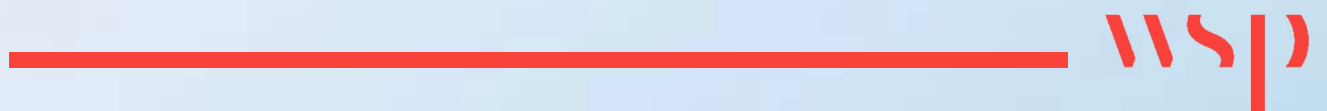


# Appendix A

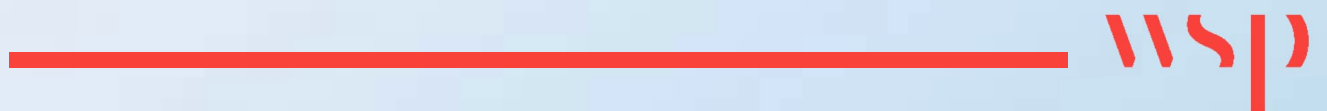
## TOPOGRAPHICAL SURVEY



|          |  |  |
|----------|--|--|
| 227600mN |  |  |
|          |  |  |
| 227550mN |  |  |
|          |  |  |
| 227500mN |  |  |
|          |  |  |

# Appendix B

## ANGLIAN WATER ASSET PLAN





## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

## BACKGROUND

WSP has been instructed by Martin Grant Homes to produce a summary technical note of possible utility constraints for a proposed development of up to 50 dwellings on land at London Road, Hitchin.

To produce this note, we have ordered a comprehensive set of utility records and advised on possible constraints based on our professional judgement. Utility companies should be contacted at a later stage to ascertain whether there is capacity in existing local distribution systems and the likely connection points for the proposed development.

The known utility providers with apparatus located near to the development are summarised below:

- Affinity Water (Water supply)
- Anglian Water (Foul/surface water drainage)
- Cadent Gas (Gas supply)
- ESP Utilities (Telecommunications)
- GTC (Gas and electricity supply)
- Hertfordshire County Council (Street lighting)
- Openreach (Telecommunications)
- UK Power Networks (Electricity)
- Virgin Media (Telecommunications)

## LIMITATIONS

The utility records were provided by third parties and have not been independently verified. Their accuracy is normally considered suitable for outline masterplanning, but exact location of utilities should be determined before detailed design or construction.

WSP makes no warranties or guarantees, actual or implied, in relation to this report, or the ultimate commercial, technical, economic, or financial effect on the project to which it relates, and bears no responsibility or liability to its use other than as set out in the contract under which it was supplied.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

## MAJOR HAZARDS/PLANT

Consultation with the HSE has shown that the site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline (e.g. high pressure gas mains, oil storage depots, nuclear equipment etc), and so would not need to be consulted regarding development on the site.

## DIVERSIONS

Where the access road to the development is proposed to cross over services that are located in the footway/verge, companies generally request that the cover is increased to their services, which would now be subject to carriageway loadings. In addition, services providers prefer utilities to cross carriageways at 90 degrees, so may dictate utility crossings be relocated further within the bellmouth where the road width narrows.

We have identified two utilities that may require diversionary/protection works, listed below. These are all affected specifically by the access works:

- UK Power Networks underground Low Voltage (LV) electricity cable
- Affinity Water 4-inch diameter water main

Additional information on diversions is included under each utility heading.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

## UTILITY SUPPLY

### Electricity

#### EXISTING APPARATUS

The electricity Distribution Network Operator (DNO) for the area is UK Power Networks (UKPN).

UKPN records show an underground Low Voltage (LV) cable located in the eastern verge of Mill Lane and an underground LV cable located in the western verge of London Road. There is a further LV cable located in the southern footway of Mill Road.

The nearest 11kV HV supply appear to comprise: one secondary substation located approximately 120m south-south-east of the site, and one secondary substation located approximately 245m to the south-west of the site boundary on the western side of High Street. We consider it likely that there is additional HV infrastructure to the north, from the direction of central Hitchin, but the record plans do not extend far enough to show any evidence of this.

The UKPN records appear to be dated, and therefore we recommend that they are treated with caution.

#### ELECTRICITY SUPPLY FOR 50 PROPOSED DWELLINGS

A conservative estimate of peak loadings of the site could be estimated at 2kVA/dwelling, yielding a total demand of 100kVA. We consider that the existing LV supplies are unlikely to be appropriate to connect the site to. It may be feasible to connect into either of the substations to the south-east or south-west. The existing substation may require an upgrade to cater for the higher load. In the unlikely event that the additional 100kVA is above the maximum capacity of either substation, a connection could also be sought to the north or an 11kV cable could be brought to site from the point at which there is capacity, and a new secondary substation built on site.

#### DIVERSIONS

It is likely that the LV underground cable would be affected at the location where the site access is proposed, and may require diverting/lowering.

#### OTHER CONSIDERATIONS

#### GOVERNMENT FUTURE HOMES STANDARD

In Spring 2019, the Government announced a consultation including whether gas heated homes should be phased out for newbuilds built from 2025. The detail for this has not emerged in the current political climate, however all prominent political parties have committed to similar (or more ambitious) goals at some point, so we consider it likely that gas heated new-builds will be phased out in the coming years.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

If this policy is enacted, then new gas boilers would probably be replaced with electric equivalents, such as air source heat pumps. A recent WSP study found that heat pumps could approximately double the average peak electric demand per house, which could slightly increase any reinforcement works required.

### ELECTRIC VEHICLES

Another development which may affect the electrical infrastructure is the emergence of Electric Vehicles (EVs). If conventional requirements for charging points were to be required in the future, we consider that it is unlikely that this will require any additional reinforcement to the existing UKPN electricity network or extensive future-proofing. This is because, although accurately predicting future peak demands of electric vehicle charging is not currently possible, 'smart charging' technologies may mean negligible peak load increase. It is worth noting however that we have had experience elsewhere where local council policy proposals for EV charging would have resulted in unnecessary and expensive requirements for electricity infrastructure upgrades – in that situation, we have fed back into the council's strategy and the policy has been temporarily withdrawn while it is reviewed.

Some local authorities have introduced requirements for new-build developments to include the infrastructure needed to retrofit EV charging points, if later required. For this site, North Hertford District Council (NHDC) do not appear to have any clear requirements for new developments to include electric vehicles. Hertfordshire County Council (HCC) have proposed changes to their Local Transport Plan Policy to '*Ensure that any new parking provision in new developments provides facilities for electric charging of vehicles, as well as shared mobility solutions such as car clubs and autonomous vehicles.*<sup>1</sup>' Despite a recent technical paper that has been released by HCC on Electric Vehicles<sup>2</sup>, currently there doesn't appear to be any quantified requirements for electric vehicle charging, and any requirements added at planning seem to be at an ad-hoc nature<sup>3</sup>.

Should HCC or NHDC add any EV, sustainability or other trending requirements at any stage of planning, WSP are well placed to advise on the potential risks, opportunities and impacts to the site's infrastructure.

### MULTI-UTILITY OPTION

The past decade has seen a large increase in the number of independent Distribution Network Operators (iDNOs). iDNOs generally build, maintain and operate smaller networks connected to the DNO's larger network. iDNOs often provide multiple utilities (e.g. gas, telecommunications) and usually can provide

<sup>1</sup> Hertfordshire County Council LTP4-2018-consultation-report (<https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/local-transport-plan-live/ltp4-2018-consultation-report-v2.pdf>)

<sup>2</sup> <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/ev-technical-paper.pdf>

<sup>3</sup> <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/ltp4-annual-progress-report-2019.pdf>



# TECHNICAL NOTE

|                                                                                                                    |                                |                         |               |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>                                                                                                       | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b>                                                                                                    | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b>                                                                                                    | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b>                                                                                                    | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |
| <i>\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities</i> |                                |                         |               |

savings to the developer. We would recommend approaching an iDNO in parallel with any continuing discussions with UKPN to provide a benchmark for any costs.

## GOING FORWARD

We would recommend undertaking a more formal utilities appraisal and liaise with UKPN via a Budget Estimate request, to gauge the scope of any necessary reinforcement works and put the project on UKPN's radar for future resource allocation.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

### Gas

#### EXISTING APPARATUS

The Gas Distribution Network Operator (GDNO) for the area is Cadent Gas (CG).

CG record plans indicate a 4-inch Stainless Steel Tube Low Pressure Gas Main (LPGM) located in London Road. There is also a 4-inch diameter Cast Iron LPGM shown in Mill Lane to the west of the site and in Mill Road to the south-west of the site.

#### GAS SUPPLY FOR 50 PROPOSED DWELLINGS

CG will need to model the effect of the development on their network to determine whether there is capacity in the existing system. The larger mains originate from the direction of Hitchin town centre, so if any reinforcement is required in the existing network, it would likely originate from the north-west. The cost of upgrades to the existing network is subject to an economic test and CG will offset the cost of this against expected future income. In practice this means that developers often pay little or no contribution to gas network upgrades.

#### DIVERSIONS

CG record plans suggest that the 4-inch LPGM is located in the eastern verge of London Road. Based on the current proposals of the site access, we consider it unlikely that this LPGM would be affected by the proposed access works.

#### OTHER CONSIDERATIONS

##### GOVERNMENT FUTURE HOMES STANDARD

In Spring 2019, the Government announced a consultation including whether gas heated homes should be phased out for newbuilds built from 2025. The detail for this has not emerged in the current political climate, however all prominent political parties have committed to similar (or more ambitious) goals at some point, so we consider it likely that gas heated new-builds will be phased out in the coming years.

Depending on the timescale of the development, engaging with a gas supplier may not then be necessary.

##### MULTI-UTILITY OPTION

The past decade has seen a large increase in the number of independent Gas Distribution Network Operators (iGDNOs). iGDNOs generally build, maintain and operate smaller networks connected to the GDNO larger network. iGDNOs often provide multiple utilities (e.g. electricity, telecommunications) and usually can provide significant savings to the developer. We would recommend approaching an iGDNO in parallel with any continuing discussions with CG to provide a benchmark for any costs.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

### GOING FORWARD

We would recommend undertaking a more formal utilities appraisal and liaise with CG via a Budget Estimate request, to gauge the scope of any necessary reinforcement works and put the project on CG's radar for future resource allocation.

# TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

## Water Supply

### EXISTING APPARATUS

Affinity Water (AfW) is the water supplier for the area.

AfW records show a 4-inch diameter Cast Iron/Spun Iron (CI/SI) pipe located in the western verge of London Road. There is also a 3-inch diameter CI/SI main shown in Mill Lane to the west of the site and in Mill Road to the south-west of the site. The larger water mains originate from the direction of Hitchin town centre, so if any reinforcement is required in the existing network, it would likely originate from the north-west.

### WATER SUPPLY FOR 50 PROPOSED DWELLINGS

The Water Company charging regulations implemented in April 2018 mean that Water Companies are responsible for the delivery of any necessary offsite reinforcements beyond the Point of Connection. Their costs for this are recovered through a fixed 'infrastructure charge' made when each property connection is made – i.e. when the site is built. In practice, this means that developers pay a fixed price covering reinforcement to the existing network. In addition, developers effectively have the right to connect to any pipe which is the same diameter or larger than the pipe leaving the site, and the specific costs for offsite reinforcements are paid by the Water Company.

The AfW infrastructure charge per property for 2019/2020 for Water Supply is £375, and AfW has also confirmed this rate for 2020/2021<sup>4</sup>. The charge can change every year, however there are controls managed by OfWAT to prevent large fluctuations.

Hertfordshire County Council recognise that Hertfordshire is one of the driest counties, while at the same time its inhabitants use more water than any other county<sup>5</sup>. Therefore, should additional water controls be added at planning, AfW are considering a lower infrastructure charge of £310 per property if a stricter water efficiency standard is adhered to. We can find no reference of this requirement for North Hertfordshire District Council, but it is feasible that stricter controls could be enforced in the future.

For a development this size, we expect that a pipe with a diameter of between 80-100mm would be sufficient for the full site, so a connection would be feasible with the 4-inch water main located in London Road. It is likely that reinforcement in the existing network would be required to connect the site here, however this would predominantly be a concern for AfW, provided they have sufficient notice.

We expect that the proposed development would be too small to be of interest to an independent water company.

<sup>4</sup> <https://www.affinitywater.co.uk/docs/developer/Developer-Services-Consultation-Charging-Arrangements-2020.pdf>

<sup>5</sup> <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/preserving-our-water-resources/preserving-our-water-resources.aspx>



# TECHNICAL NOTE

|                                                                                                             |                                |                         |               |
|-------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>                                                                                                | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b>                                                                                             | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b>                                                                                             | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b>                                                                                             | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |
| \\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities |                                |                         |               |

## DIVERSIONS

It is possible that the 4-inch CI/SI water main would require diversion/protective works at the location where the site access is proposed.

## GOING FORWARD

We would recommend undertaking a more formal utilities appraisal and liaise with AfW via a Pre-Planning Enquiry, to gauge the scope of any necessary reinforcement works and put the project on AfW's radar for future resource allocation.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

### Telecommunications

#### EXISTING APPARATUS

Virgin Media and Openreach are the main providers of telecommunication infrastructure in the area. ESP Utilities also serve a single cluster of properties to the south.

Openreach record plans show an underground telecommunications cable located in the eastern verge of London Road. The plans also show an overhead telecommunications line in the north-western verge of Mill Lane and the southern verge of Mill Road to the south of the site.

Virgin Media records show an underground cable located in the eastern verge of London Road, which forms the extremity of the Hitchin network.

A search of telecommunication mast mapping software showed no telecommunication basestations within the site boundary. This finding is consistent with the lack of existing connections observed of telecoms and electricity to the site.

#### TELECOMMUNICATIONS PROVISION FOR 50 PROPOSED DWELLINGS

Openreach provide Fibre to the Premises (FTTP) for free for new developments with 30 or more premises, which supports broadband speeds of potentially up to 1Gbps. Virgin Media also usually provide FTTP free for developments of this size. Both companies already operate Fibre services in this area.

Multi-utility companies such as GTC can offer to pay the developer to provide Fibre to properties.

#### DIVERSIONS

All telecommunications cables are shown on the opposing side of the road to the site access, and no assets are known to be within the site boundary. Therefore, we do not expect diversionary works to be required for any telecommunications equipment.



## TECHNICAL NOTE

|                 |                                |                         |               |
|-----------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>    | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b> | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b> | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b> | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |

\\uk.wspgroup.com\central\_data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities

### Surface Water and Foul Drainage

#### EXISTING APPARATUS

Anglian Water (AnW) is the sewerage undertaker for the area.

Record plans indicate a 150mm diameter Vitrified Clay (VC) foul sewer located in Mill Lane to the north of the site. This falls towards London Road, before falling North towards central Hitchin. Plans also show a separate foul sewer located in the southern verge of Mill Road, which falls to the south-east. This sewer falls to the road junction with Orchard Close, before appearing to pass north-east through the field to the south of the site. This branch is shown to continue north-east to a pumping station which is located approximately 150m to the east of the site.

The AnW records give limited information on the Invert Levels (ILs) and pipe diameters of the existing foul drainage system. Further liaison is needed with AnW to understand why this information is missing.

AnW records do not show any surface water sewers. This could indicate that the surrounding properties drain to soakaways, and that the highway drainage is maintained by the Highway Authority. It is unlikely that records are available for Highway Authority drainage systems.

A brief look at historic maps do not indicate any historic watercourses, so we consider it unlikely that any significant culverts cross the site.

#### FOUL DRAINAGE STRATEGY FOR 50 PROPOSED DWELLINGS

In order to confirm a potential point of connection, we recommend undertaking a more detailed foul drainage strategy design, with additional liaison with AnW.

Sewers for Adoption proposes a design peak foul flow rate of 4000l/day. For 50 houses this given a corresponding design peak flow of 2.3l/s for the whole site.

Based on the masterplan received, the proposed development will fall to the south-east and we would anticipate that a connection would be made to the existing foul sewer network in this direction. Whether this can be achieved via gravity or whether a pumped solution is required would depend on an initial drainage strategy including a review of ground levels and the existing sewer levels. We would anticipate that the scale of development would mean that offsite sewer reinforcement works beyond the Point of Connection would be carried out by AnW. The developer's contribution would be via the standard per plot infrastructure charge (currently £370/plot).

#### DIVERSIONS

No foul sewers are shown within proximity of the site access, and no assets are known to be within the site boundary. Therefore, we do not expect diversionary works to be required for any foul drainage.



# TECHNICAL NOTE

|                                                                                                                    |                                |                         |               |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|---------------|
| <b>DATE:</b>                                                                                                       | 21 November 2019               | <b>CONFIDENTIALITY:</b> | Confidential  |
| <b>SUBJECT:</b>                                                                                                    | Utilities Constraints Overview | <b>PROJECT NUMBER:</b>  | 70056409      |
| <b>PROJECT:</b>                                                                                                    | Land at London Road, Hitchin   | <b>AUTHOR:</b>          | Toby Scott    |
| <b>CHECKED:</b>                                                                                                    | Luke Beeching                  | <b>APPROVED:</b>        | Luke Beeching |
| <i>\\uk.wspgroup.com\central data\Projects\700564xx\70056409 - Mill Lane, Hitchin\03 WIP\03 Document\Utilities</i> |                                |                         |               |

London Road appears to drain to a highway ditch/the verge, so we do not expect diversionary works to be required for any surface water drainage based on the limited information currently available.

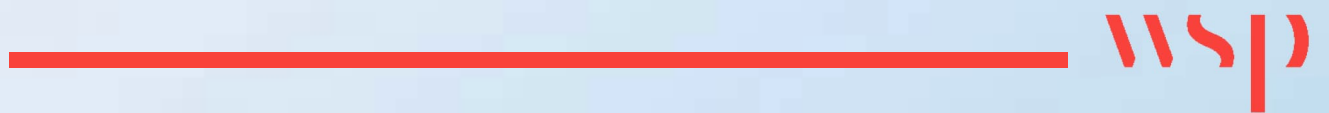
# Appendix

## UTILITY RECORD PLANS



# Appendix C

## CONSULTATION



Shannon Harris

shannon.harris@wsp.com

Our ref: EIR2025/05925

Your ref:

Date: 8 May 2025

Dear Shannon Harris,

**RE: Environmental Information Regulations: EIR2025/05925**

Thank you for your request for information regarding information relating to Hitchin, London road, Hertfordshire, which we received on 14 April 2025.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

**Information provided**

Flood map for planning

We do not hold any Product 4 data, please see "information not held" below.

The model which has been used to produce the Flood Map for Planning (Rivers and Sea) only has 1% and 0.1% AEP undefended outlines. Therefore, this is our best available information. The flood zones are the result of 2D only modelling from the Environment Agency's New National Model.

The Flood Map for Planning (Rivers and Sea) can be viewed on GOV.UK by following this link: <https://flood-map-for-planning.service.gov.uk>

The outlines from the Flood Map for Planning can also be downloaded from the Defra Data Services Platform using the following links:

[Flood Map for Planning - Flood Zones](#)

[Flood Map for Planning – Present day extents \(defended and undefended\)](#)

[Flood Map for Planning – 3.3% AEP defended \(present day\)](#)

[Flood Map for Planning – 3.3% AEP defended \(Climate Change\)](#)

[Flood Map for Planning – Climate Change Extents \(defended and undefended\)](#)

Long term flood risk mapping including: **Risk of Flooding from Rivers or the Sea**, **Flood Risk from Surface Water** and **Flood Risk from Reservoirs** can be viewed on GOV.UK:  
[Check the long term flood risk for an area in England - GOV.UK](#)

#### Historical records of flooding

We have no historic flood event information for this area. It is possible that other flooding may have occurred that we do not have records for, and other organisations such as local authorities or IDBs may have records.

#### Flood defences

There are no Environment Agency defences within 500m or which impact upon the area of interest.

#### Water quality requirements for surface water runoff

Regarding the question about specific water quality requirements for surface water runoff, SuDS could be used. Here is the guidance about SuDS:

Advice to Applicant / LPA Sustainable Drainage Systems (SuDS) Informative:

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide mobilise pollutants and must not be constructed in contaminated ground. They would only be acceptable if a site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C753, 2015) and the Susdrain website.

For further information on our requirements regarding SuDS, see our Groundwater protection position statements (2018), particularly G1 and G9 – G13 available at: Groundwater protection position statements - GOV.UK [www.gov.uk](http://www.gov.uk)

Our groundwater quality data is available to the public through Open Data. Full details of supporting information and licensing are available when you access the data: [Open WIMS data](#).

#### Groundwater levels

The hydrogeological setting of the site is on a Principal Chalk Aquifer of the Zig Zag Chalk Formation, overlain by glaciofluvial superficial deposits primarily composed of sands and gravels designated a Secondary A Aquifer. The preferential groundwater flow direction easterly, towards the Ippollitts Brook, 300m from the NGR provided.

There is an Environment Agency monitoring borehole (reference TL12/015, NGR: TL1923227394), located approximately 85m south east of the NGR provided. This borehole shows average groundwater levels to be between 4.2mbgl and 6.2mbgl. This site is also overlain by the superficial deposits described above.

There is also an Environment Agency monitoring borehole (reference TL12/129A, NGR: TL1867527596), situated approximately 500m north west of the NGR provided. This borehole shows average groundwater levels to be between 7.75mbgl and 10.2mbgl, deeper than the borehole closer to the site. This borehole is located on the boundary between the Principal Chalk Aquifer bedrock (of the West Melbury Formation) and unproductive strata of the Gault Clay Formation. There are undifferentiated superficial deposits comprised of clays, silts, sands, and gravels.

In addition, the customer may also find groundwater level information on the British Geological Survey website:

- Scanned hydrogeology maps - [Viewer for scanned hydrogeology maps of the UK | British Geological Survey \(BGS\)](#)

Onshore borehole records - [Geology of Britain viewer | British Geological Survey \(BGS\)](#)

#### Critical drainage areas

There are currently no designated areas with critical drainage problems (ACDPs) that cover the development site. However, you should check with your local authority (it may be in their local plan) whether there are any local surface water designations.

Please read the Open Government Licence: [www.nationalarchives.gov.uk/doc/open-government-licence/version/3/](http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/) which explains the permitted use of this information.

### Data Available Online

Many of our flood datasets are available online:

- Flood Map For Planning ([Flood Zone 2](#), [Flood Zone 3](#), [Flood Storage Areas](#), [Flood Defences](#), [Areas Benefiting from Defences](#))
- [Risk of Flooding from Rivers and Sea](#)
- [Historic Flood Map](#)
- [Current Flood Warnings](#)

### **What's In Your BackYard (WIYBY) is no longer available**

Most of the data is still available via other sharing services such as [DATA.GOV.UK](#), [MAGIC map](#) and new [GOV.UK digital services](#). Where the datasets are no longer available as maps, you will be able to download and use within specialist applications.

To find out all the services the Environment Agency have available, please click [here](#).

### Additional information

Please be aware that we now charge for planning advice provided to developers, agents and landowners. If you would like advice to inform a future planning application for this site then please complete our <https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion> and email it to our Sustainable Places team at: [planning.eastanglia@environment-agency.gov.uk](mailto:planning.eastanglia@environment-agency.gov.uk). They will initially provide you with a free response identifying the following:

- the environmental constraints affecting the proposal;
- the environmental issues raised by the proposal;
- the information we need for the subsequent planning application to address the issues identified and demonstrate an acceptable development;
- any required environmental permits.

If you require any further information from them (for example, a meeting or the detailed review of a technical document) they will need to set up a charging agreement. Further information can be found on our [website](#).

### Climate Change Allowances

For information on the use climate change allowances in Flood Risk Assessments, please see the attached document - **East\_Anglian\_External Climate Change Allowances Guidance\_March2022.pdf**.

The guidance provides climate change allowances for peak river flow, peak rainfall, sea level rise, wind speed and wave height. The guidance provides a range of

allowances to assess fluvial flooding, which varies depending on which management catchment a site lies within. It advises on which allowances to use for assessing the impact of climate change on fluvial flood risk based on vulnerability classification, flood zone and development lifetime.

If you want to discuss this please call our Sustainable Places team on 020 8474 5242.

### **Information not held**

EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

In this case, the Product 4 information you have requested is not held by the Environment Agency, and we are therefore refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

### **Rights of appeal**

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

creating a better place  
for people and wildlife



Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524  
510 Email: [casework@ico.org.uk](mailto:casework@ico.org.uk) | Website: [www.ico.org.uk](http://www.ico.org.uk)

Yours sincerely,

Sam Clemens  
EAN Area Customers & Engagement Team

Quinnell, Mat

---

From: Maryam Daniyan <Maryam.Daniyan@hertfordshire.gov.uk>  
Sent: 02 February 2026 14:36  
To: Quinnell, Mat  
Cc: Anne McDonald; David Uncle  
Subject: RE: 25/02885/OP - London Road, Hitchin

Dear Mat,

Thank you for your email and the further clarification.

Although a drainage layout was provided, it was unclear and difficult to read. With reference to Section 7 of the FRA, I would appreciate it if a clear and legible drainage layout could be submitted. We are seeking more information on the drainage strategy, which we acknowledge will be outline-level, to confirm the following:

- BRE Digest infiltration test results should also be included. Where these cannot be provided, a suitable fallback (Plan B) should be identified. Hydraulic calculations will also need to be submitted. This would allow infiltration testing in support of Plan A to be conditioned, with a viable fallback (Plan B) in case infiltration rates are not sufficient.

David and I are available for a Teams call on Tuesday, 10 February 2026, if that works for you.

Kind regards



**Maryam Daniyan**  
**Flood and Water Project Officer | Lead Local Flood Authority**  
**Growth and Environment**  
**Hertfordshire County Council**  
Farnham House, Six Hills Way, Stevenage, SG1 2ST  
E: [Maryam.Daniyan@hertfordshire.gov.uk](mailto:Maryam.Daniyan@hertfordshire.gov.uk)  
T: 01992556511 (Internal: 26511)  
Working hours: 08:00 – 16:00 Monday - Friday



---

From: Quinnell, Mat <[Matthew.Quinnell@wsp.com](mailto:Matthew.Quinnell@wsp.com)>  
Sent: 16 January 2026 11:16  
To: FRMConsultations <[frmconsultations@hertfordshire.gov.uk](mailto:frmconsultations@hertfordshire.gov.uk)>; [anne.mcdonald@north-herts.gov.uk](mailto:anne.mcdonald@north-herts.gov.uk)  
Cc: Dixon, David <[David.Dixon@wsp.com](mailto:David.Dixon@wsp.com)>; Burke, Steven <[Steven.Burke@wsp.com](mailto:Steven.Burke@wsp.com)>  
Subject: Ref: 25/02885/OP - London Road, Hitchin

Dear Maryam

Apologies for the direct approach but I'm emailing in respect of your consultation response dated 18/12/25 on the above application (please see attached copy) and would be grateful for the chance of a meeting to discuss your comments and, hopefully, address them.

Hi [@anne.mcdonald@north-herts.gov.uk](mailto:@anne.mcdonald@north-herts.gov.uk), I'm cc'ing you for information and am hoping that you'd be able to attend the call too.

As a precursor to the call, we've made some brief responses, in blue, to your comments which you'll find below. Perhaps when you've read these we could set something up?

- *Surface Water Drainage Statement (SWDS) is referred to in the Flood Risk Assessment, but a document with this title is not available on the planning portal. We request that this is submitted as it may resolve concerns listed below*

There's a referencing error here. Surface water drainage was dealt with in Section 7 of the FRA rather than a separate document. References to be updated.

- *An outline drainage strategy which includes a commitment to providing appropriate SuDS in line with the National Standards for SuDS*

This is included in Section 7 of the report. Possibly a result of the above referencing error?

- *This should include a drainage plan including location of SuDS features, showing the strategic infiltration basins and main surface water conveyance measures for the scheme.*

The principal SuDS features (infiltration basins and conveyance swales) have been indicated on Figure 7-1 in the main body of the FRA report. Given the nature of the submission at outline stage, the detailing of drainage on-plot has not been considered at this time. Hence source control measures have not been indicated on any drawing. Section 7.4.11 does however commit to integrating source control measures during future phases of the drainage design.

- *We welcome the reference to source control SuDS such as permeable paving and green roofs. The drainage strategy should explore the use of source control measures throughout the site, such as rain gardens, swales, SuDS planters and tree pits.*

Please see response to the above comment.

- *Where infiltration is proposed, evidence of ground conditions/ underlying geology and permeability including BRE Digest 365 compliant infiltration tests should be provided.*

Being discussed with project team.

- *Calculations of greenfield runoff rates and post development calculations and/or modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 years including an allowance for climate change.*

Calculations to determine greenfield runoff rates are presented in Appendix E of the FRA. Table 7-1 of the report presents the results of the volumetric attenuation analysis. Does the LLFA want us to include the supporting calculations for this in Appendix E also?

I trust the above is clear but please let me know if you've any queries.

Many thanks,      Mat

**Mat Quinnell**

Associate – Sustainable Water Management

T+ 44 (0) 1256 318786

wsp.com



---

From: Dixon, David <[David.Dixon@wsp.com](mailto:David.Dixon@wsp.com)>  
Sent: 22 December 2025 15:18  
To: Blacker, Andrew <[Andrew.Blacker@wsp.com](mailto:Andrew.Blacker@wsp.com)>; Quinnell, Mat <[Matthew.Quinnell@wsp.com](mailto:Matthew.Quinnell@wsp.com)>  
Subject: Fw: London Road, Hitchin

Mat, comments on the drainage strategy here as well.

David

Sent from [Outlook for Android](#)

---

From: Derry, Paul <[paul.derry@stantec.com](mailto:paul.derry@stantec.com)>  
Sent: Monday, December 22, 2025 12:27:13 PM  
To: Dixon, David <[David.Dixon@wsp.com](mailto:David.Dixon@wsp.com)>; Blacker, Andrew <[Andrew.Blacker@wsp.com](mailto:Andrew.Blacker@wsp.com)>  
Cc: Alice Lack <[alice.lack@martingranthomes.co.uk](mailto:alice.lack@martingranthomes.co.uk)>; maisie.mannion <[maisie.mannion@stantec.com](mailto:maisie.mannion@stantec.com)>; Ryan Conlon <[ryan.conlon@csaenvironmental.co.uk](mailto:ryan.conlon@csaenvironmental.co.uk)>  
Subject: London Road, Hitchin

Good afternoon David

- Drainage – The LLFA has objected and are again seeking further information, clearly set out in the 6 bullets of the attached. Again, can you review and set out what we can do to overcome. I also attach comments from the various water companies for your information.

Regards

**Paul Derry**

Planning Associate

Direct: +44 1223 802971  
Mobile: +44 7467 482274  
[paul.derry@stantec.com](mailto:paul.derry@stantec.com)

Stantec  
3rd Floor, 50-60 Station Road  
Cambridge CB1 2JH



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

---

Disclaimer: The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately. This communication may come from a variety of legal entities within or associated with the Stantec group. For a full list of details for these entities please see our website at [www.stantec.com](http://www.stantec.com). Where business communications relate to the Stantec UK Limited entity, the registered office is Stantec House, Kelburn Court, Birchwood, Warrington, Cheshire WA3 6UT Tel: 01925 845000 and the company is registered in England as registration number 01188070.

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing,

copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Disclaimer

This email and any attachments are intended solely for the named recipient(s) and may contain confidential or legally privileged information. If you are not the intended recipient, please delete this message and notify the sender immediately. The views expressed in this email are those of the author and do not necessarily reflect those of Hertfordshire County Council (HCC), unless explicitly stated. HCC monitors and may retain email communications in accordance with its policies and legal obligations. Monitoring is conducted to ensure compliance with council procedures, prevent or detect crime, and support essential system maintenance.

Please consider the environment before printing this email.

For more information on how we handle personal data, please refer to our [privacy policy](#).

## Harris, Shannon

---

**From:** FRMConsultations <FRMConsultations@hertfordshire.gov.uk>  
**Sent:** 14 April 2025 16:38  
**To:** Harris, Shannon; FRMConsultations  
**Cc:** Quinnell, Mat  
**Subject:** RE: Flood Risk Assessment – Enquiry

Dear Shannon

Thank you for your email. Please find responses below in **red**.

- Historic records of flooding at the site or in close proximity to the site **We have no recorded reports of the site flooding. The nearest reported property flooding incident is approximately 380mm north west of the site.**
- Details of any flood defence structure at the site or in the surrounding area **None known**
- Drainage and water quality requirements (see below)

Please could Hertfordshire County Council provide advice on how they would expect the Climate Change guidance to be applied with regards to surface water attenuation requirements? Typically, we have been designing attenuation systems for the 100 year + 20%CC event and testing for the 100 year + 40%CC event. **Please design for a 1:100 year + 40% climate change event. A +35% allowance should also be applied to the 1:30 year event.**

Please could Hertfordshire County Council provide us with any specific SuDS guidance which is not already available on the website? Please could Hertfordshire County Council confirm whether they have any specific water quality requirements for surface water run off? **Please see proforma and validation checklist available on our website to see information we ask to be submitted with the application. Please note we also expect calculations to use FEH2013 or 2022 rainfall data, with CV set to 1. A source control approach to the SuDS design should be taken from the outset.**

Regarding water quality, the site is split between groundwater Source Protection Zones 2 and 3. Accordingly, robust treatment should be provided. The CIRIA Simple Index Approach is an acceptable method to demonstrated water quality benefits, however care should be taken in the design to ensure that all areas that may be contributing pollutants (highways etc) benefit from the treatment train. Treatment should be provided through open/near-surface SuDS as far as possible, with proprietary products such as oil interceptors being used as a residual last resort only (if at all).

Best wishes,



**David Uncle**  
**Senior Flood Risk Officer | Lead Local Flood Authority**  
**Growth and Environment**  
**Hertfordshire County Council**  
Farnham House, Six Hills Way, Stevenage, SG1 2ST  
E: [David.Uncle@hertfordshire.gov.uk](mailto:David.Uncle@hertfordshire.gov.uk)  
T: 01992 555839 (**Internal:** 25839)  
Working hours: 08:00 – 16:00 Monday - Friday



[Our vision](#) is to create a cleaner, greener and healthier Hertfordshire, guided by our RISE values

We improve  
Residents' lives

We work with  
Integrity

We act  
Sustainably

We champion  
Equality & fairness

Leave arrangements: 22 May – 02 June, 04 June – 06 June

**From:** Harris, Shannon <shannon.harris@wsp.com>  
**Sent:** 14 April 2025 15:58  
**To:** FRMConsultations <FRMconsultations@hertfordshire.gov.uk>  
**Cc:** Quinnell, Mat <Matthew.Quinnell@wsp.com>  
**Subject:** Flood Risk Assessment – Enquiry

You don't often get email from [shannon.harris@wsp.com](mailto:shannon.harris@wsp.com). [Learn why this is important](#)

Dear Sir / Madam,

**London Road, Hitchin, Hertfordshire**

**Flood Risk Assessment – Enquiry**

We have been instructed by our client to carry out an assessment of flood risk at the above site.

We are writing to request any flood risk and flood defence data and information with respect to the above site and any other pertinent information or opinion regarding development at the application site.

From a review of data on the Environment Agency's Website we understand the site lies within Flood Zone 1. The OS grid reference for the site is 519151, 227436 and the nearest post code is SG4 7NF. Please find enclosed a location map for your reference.

Please can you provide us with the following:

- Historic records of flooding at the site or in close proximity to the site
- Details of any flood defence structure at the site or in the surrounding area
- Drainage and water quality requirements (see below)

Please could Hertfordshire County Council provide advice on how they would expect the Climate Change guidance to be applied with regards to surface water attenuation requirements? Typically, we have been designing attenuation systems for the 100 year + 20%CC event and testing for the 100 year + 40%CC event.

Please could Hertfordshire County Council provide us with any specific SuDS guidance which is not already available on the website? Please could Hertfordshire County Council confirm whether they have any specific water quality requirements for surface water run off?

We trust the above to be satisfactory, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to get in contact.

Kind Regards,

Shannon

**WSP**  
Davidson House (Floor 2)  
Forbury Square  
Reading. RG1 3EU  
United Kingdom  
**wsp.com**



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.  
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

**\*\*Disclaimer\*\*** The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire County Council unless explicitly stated. Please be aware that emails sent to or received from Hertfordshire County Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.

## Harris, Shannon

---

**From:** Planning Liaison <planningliaison@anglianwater.co.uk>  
**Sent:** 12 May 2025 14:59  
**To:** Harris, Shannon  
**Subject:** RE: Flood Risk Assessment – Enquiry

Good afternoon,

This is not information that can be provided.

Kind Regards  
Planning Liaison

---

**From:** Harris, Shannon <shannon.harris@wsp.com>  
**Sent:** 08 May 2025 15:18  
**To:** Planning Liaison <planningliaison@anglianwater.co.uk>  
**Subject:** RE: Flood Risk Assessment – Enquiry

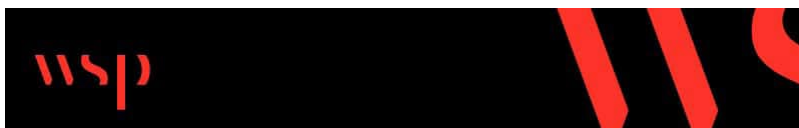
**\*EXTERNAL MAIL\*** - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

Hi Maks,

Are Anglian Water able to provide further detail on the source, date and extend of flooding within the vicinity of the proposed development?

Thanks,  
Shannon

**WSP**  
Davidson House (Floor 2)  
Forbury Square  
Reading. RG1 3EU  
United Kingdom  
**wsp.com**



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.  
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

---

**From:** Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>  
**Sent:** 15 April 2025 09:13  
**To:** Harris, Shannon <[shannon.harris@wsp.com](mailto:shannon.harris@wsp.com)>  
**Cc:** Quinnell, Mat <[Matthew.Quinnell@wsp.com](mailto:Matthew.Quinnell@wsp.com)>  
**Subject:** RE: Flood Risk Assessment – Enquiry

Good Afternoon,

**Anglian Water are able to confirm that there have been instances of flooding within the vicinity of the proposed development.** It is also possible that other flooding may have occurred that we do not have records of, other organisations such as the Local Authority, Internal Drainage Board or the Environment Agency may have records.

We recommend you submit a pre planning application form to enable Anglian Water to advise you of any suitable connection points for the proposed development and identify any mitigation that would be required. Further details including the application form can be found on our website.

Kind regards

Maks Zdunek  
Pre Development Engineer  
Mobile: 07811 581 562  
Team: 07929 786 955



For further information please email us at [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) or visit our website at:

<https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

---

**From:** Harris, Shannon <[shannon.harris@wsp.com](mailto:shannon.harris@wsp.com)>  
**Sent:** 14 April 2025 15:31  
**To:** Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>  
**Cc:** Quinnell, Mat <[Matthew.Quinnell@wsp.com](mailto:Matthew.Quinnell@wsp.com)>  
**Subject:** Flood Risk Assessment – Enquiry

**\*EXTERNAL MAIL\*** - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

Dear Sir / Madam,

**London Road, Hitchin, Hertfordshire**

**Flood Risk Assessment – Enquiry**

WSP has been commissioned to carry out an assessment of flood risk at the above site.

We are writing to request historic sewer records and flood risk and defence information with respect to proposed development at the above site.

The OS grid reference for the site is 519151, 227436 and the nearest postcode is SG4 7NF. Please find enclosed a location map for your reference.

Please could Anglian Water provide the following data:

- Historic Records of flooding within the vicinity of the proposed development.
- Historic sewer records within the vicinity of the proposed development.

Please could Anglian Water also provide rates that we could discharge runoff to the nearest sewer connection point if other surface water discharge options prove unviable at the site.

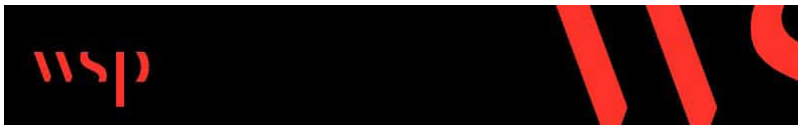
Once a quotation has been received, I will arrange payment for the above, if required.

We trust the above to be satisfactory, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to contact the undersigned.

Kind Regards,

Shannon

**WSP**  
Davidson House (Floor 2)  
Forbury Square  
Reading. RG1 3EU  
United Kingdom  
**wsp.com**



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.  
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

4LAEmHhHzdJzBITWfa4Hgs7pbKI

--\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*-----\*

The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee.

Anglian Water cannot accept any responsibility for the accuracy or completeness of this message, and does not authorise any contract to be made using the Internet. If you have received this message in error, please immediately return it to the sender at the above address and delete it from your computer.

Anglian Water Services Limited  
Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Please consider the environment before printing this email.

The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee.

If you have received this message in error, please immediately return it to the sender at the above address and delete it from your computer.

Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon,  
Cambridgeshire, PE29 6XU

Please consider the environment before printing this email.

## Harris, Shannon

---

**From:** Sam Dicocco <Sam.Dicocco@north-herts.gov.uk>  
**Sent:** 24 April 2025 13:22  
**To:** Harris, Shannon  
**Subject:** FW: Flood Risk Assessment - Enquiry  
**Attachments:** Site Location.pdf

Good Afternoon Shannon,

I have no information to provide beyond that published on our website in the development of our Local Plan –

[Local Plan 2011-2031 | North Herts Council](#)

I suggest engaging the Environment Agency and Lead Local Flood Authority.

If an application for development is forthcoming on the site, I would recommend pre-application advice, for which information can be found on the below link –

[Check if you need planning permission | North Herts Council](#)



**Sam Dicocco**  
BSc(Hons) MSc MRTPI  
Principal Planning Officer  
(Major Sites)  
01462 474169

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

---

**From:** Harris, Shannon <[shannon.harris@wsp.com](mailto:shannon.harris@wsp.com)>  
**Sent:** 24 April 2025 09:38  
**To:** Planning Control <[planning.control@north-herts.gov.uk](mailto:planning.control@north-herts.gov.uk)>  
**Subject:** Flood Risk Assessment - Enquiry

Dear Sir / Madam,

**London Road, Hitchin, Hertfordshire**

**Flood Risk Assessment – Enquiry**

We have been instructed by our client to carry out an assessment of flood risk at the above site.

We are writing to request any flood risk and flood defence data and information with respect to the above site and any other pertinent information or opinion regarding development at the application site.

From a review of data on the Environment Agency's Website we understand the site lies within Flood Zone 1. The OS grid reference for the site is 519151, 227436 and the nearest post code is SG4 7NF. Please find enclosed a location map for your reference.

Please can you provide us with the following:

- Historic records of flooding at the site or in close proximity to the site
- Details of any flood defence structure at the site or in the surrounding area

We trust the above to be satisfactory, however, should you have any queries or require any further information from WSP to be able to answer the above queries, please do not hesitate to get in contact.

Kind Regards,

Shannon

**WSP**  
Davidson House (Floor 2)  
Forbury Square  
Reading. RG1 3EU  
United Kingdom  
**wsp.com**



WSP UK Limited, a limited company registered in England & Wales with registered number 01383511.  
Registered office: WSP House, 70 Chancery Lane, London, WC2A 1AF.

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

-----

Any opinions expressed in this email are those solely of the individual. This email and any files transmitted with it are confidential and solely for the use of the intended recipient. If you are not the intended recipient or the person responsible for delivering to the recipient, be advised that you have received this email in error and that any use is strictly prohibited. If you have received this email in error please delete it.

The Customer Service Centre at the Council Offices is now open on Monday-Friday 9am-5pm. If you need to speak to us, please [contact us](#) to discuss how we can help.

Received your annual Council Tax bill? It's quick and easy to [manage your account online with MyAccount](#).