



Stantec UK Limited
3rd Floor, 50-60 Station Road
Cambridge
CB1 2JH
UNITED KINGDOM

Date: 19 May 2026

Ref: 25/02885/OP

Anne McDonald

North Hertfordshire District Council
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Dear Anne,

PLANNING APPLICATION 25/02885/OP AT LONDON ROAD/MILL LANE, HITCHIN

I write on behalf of Martin Grant Land pursuant to planning application 25/02885/OP currently being considered by North Hertfordshire District Council for the 'Erection of up to 41 dwellings with associated infrastructure and open space (all matters reserved except means of access)' on land at London Road/Mill Lane, Hitchin.

This letter supports the submission of additional information pursuant to the planning application. As you will be aware, within the highway information submitted on 23 April 2026, a mitigation basin was introduced to assist drainage of the highway land. Whilst its location is not fixed through this outline planning application, it will need to be in the locality of the proposed roundabout that accesses the site along the eastern boundary.

The purpose of the amended plans and documents that support this letter is to ensure consistency between documents and ensure this drainage basin is factored into the design and layout of the proposal. As such, the following documents are presented to the Council for consideration:

- CSA/3922/122 rev G - Development Framework Plan
- 6323/129 Rev C - Illustrative Masterplan
- CSA/3922/133 Rev C - Development Parameters Plan
- Flood Risk Assessment Rev 2
- Flood Risk Assessment Appendix A detail
- Flood Risk Assessment Geotechnical Laboratory Test Results

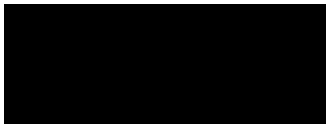
The plans therefore include the additional mitigation basin. For clarity, it is included within the area for built form on the Development Framework and Development Parameter Plans to cover it potentially slightly moving location during the detailed design stage and subsequent reserved matters applications. Only the relevant sections of the Flood Risk Assessment have been amended, with the remainder of the document as previously submitted still relevant. For clarity, section 7.7 of the main report has been updated to consider the access road drainage. Appendix H has been added, which presents the calculations for this additional highway attenuation pond.

It should be noted that both Lead Local Flood Authority and Hertfordshire County Council highways support the planning application at present. The information seeks to introduce the highways basin to the

plans and Flood Risk Assessment and no other changes are proposed. As such, it is assumed that only a targeted consultation is required.

If in the meantime you have any queries, please do not hesitate to get in touch

Yours sincerely,



STANTEC UK LIMITED

Paul Derry
Associate Planner
Mobile: +44 7467 482274
Paul.derry@stantec.com