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**Lead Local Flood Authority
Growth and Environment
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 17 September 2025

Dear Alex,

RE: 25/01196/FP- Erection of two buildings including three units for Flexible Use Classes including Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping - Starwood House, Avenue One, Letchworth, SG6 2TS.

Thank you for your consultation on the above site, received on 11 August 2025. We have reviewed the application as submitted and wish to make the following comments. The planning application is for the erection of two buildings for flexible use classes.

The applicant has provided a Flood Risk Assessment (FRA), Drainage Strategy and Technical Note (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 policies NE8, NE9 and SP12.

Since our previous objection, a Technical Note (Ref: 40365-BGL-XX-XX-TN-C-0002, Rev: P02) has been submitted that addresses the majority of our concerns. The LLFA is pleased to see that the proposed discharge rate has been reduced to Q_{bar} and all flooding has been removed from the 3.33% AEP event and has been significantly reduced in the 1% plus climate change AEP event.

Given the existing flood risk to the site, the LLFA would recommend that the LPA considers whether the proposed development should undertake a sequential test.

Should the LPA be minded to approve the application, we would 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 the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components 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 (Ref:40365-BGL-XX-XX-RP-D-0001 Rev: 2, dated 25/04/25) and Technical Note (Ref: 40365-BGL-XX-XX-TN-C-0002 Rev: P02, dated 07/08/25) and remain 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 Policies of North Herts 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 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 [SPECIFY]. 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 Council.

Condition 4

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

Informative

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

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

Alex

Alex Jones
SuDS and Watercourses Support Team
Growth and Environment

Annex

The following documents have been reviewed.

- Technical Note: Response to LLFA Comments Dated 01 August 2025, by Burrows Graham, 07 August 2025, Ref: 40365-BGL-XX-XX-TN-C-0002 Rev: P02
- Report: Flood Risk Assessment & Drainage Strategy Report, by Burrows Graham, 25 April 2025, 40365-BGL-XX-XX-RP-D-0001 Rev: 2
- Report: Biodiversity Net Gain Assessment, by Aspect Ecology Ltd, 28 April 2025
- Report: Design & Access Statement, by Wrenbridge, April 2025