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Contact Flood Risk Management Team
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Date 9 December 2024

Dear Anne

RE: 24/01426/FP - Demolition and redevelopment to provide 44 residential apartments, including 325 sqms of Class E floorspace at ground floor fronting the High Street, landscaping, amenity and associated parking at 9-10 High Street - Hitchin, Hertfordshire, SG5 1BH

Thank you for your re-consultation on the above site, received on 12 November 2024. We have reviewed the revised SuDS Assessment & Drainage Strategy report as submitted and wish to make the following comments.

The applicant has provided a revised SuDS Assessment & Drainage Strategy report. 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 planning policies: Policy NE8: Sustainable Drainage Systems (Reducing Flood Risk), NE9: Water quality and environment, Policy SP12: Green Infrastructure, biodiversity and landscape.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording.

Condition 1

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment and drainage strategy (Titled "Sustainable Drainage Systems (SuDS) Strategy Assessment and Report, and dated November 2024, and revision 3"), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood design 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 Council Policy NE8: Sustainable Drainage Systems (Reducing Flood Risk), NE9: Water quality and environment.

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

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a detailed survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey, as built drawings and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to [LPA to link to Condition 1 above]. 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 Council: Policy NE8: Sustainable Drainage Systems (Reducing Flood Risk), NE9: Water quality and environment.

Condition 5

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 Council: Policy NE8: Sustainable Drainage Systems (Reducing Flood Risk), NE9: Water quality and environment.

Yours sincerely

Shivam Bhadouria
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Sustainable Drainage Systems (SuDS) Strategy Assessment and Report, by Price & Myers, November 2024 and revision 3.