

RAPLEYS

FAO: Mrs Sarah Kasparian
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/LetDOC15

Date: 12 November 2025

Dear Sarah

Re: Highover Farm, Hitchin – Condition 15 25/01378/DOC – Further response to LLFA query

Further to your email of 15 October enclosing a further query from the LLFA, in consultation with WSP drainage engineers, I set out the response below.

The LLFA query is –

In relation to Point 2, updated calculations (dated 20 September 2024) have been provided using an infiltration co-efficient rate (1.666). Whilst we appreciate that the applicant has included justification on where the infiltration coefficient has been derived from, we would need to see where the flooding on site would occur (via a flooding overlay) to ensure that the infrastructure on site is protected from flooding in the drainage. Further information is required.

In response, as previously indicated, the approved drainage strategy demonstrates that the proposed system, including the attenuation and infiltration basins has been designed to accommodate the 1 in 100 year storm event plus 40% allowance for climate change. The only nodes exhibiting any surface water flooding are identified on the attached plan (HOF-WSP-XXX-ZZ-SK-C-0004 rev P03). This shows that the node on the spine road through the site is highlighted to be 0.3m³ over in the 1 in 100 year plus 40% climate change event - this limited quantum of water would remain contained within the kerb line of the highway and therefore within the designed exceedance pathways along the carriageway and would return into the drainage system via adjacent gullies.

For the two nodes located on the northern extent of the development, the predicted flood volumes are 7.2m³ and 2.6m³ respectively during the 1 in 100 year storm event plus 40% allowance for climate change. These volumes of water would also be contained and follow the designed exceedance pathway and would flow into the adjacent swale that is directly connected to these locations ensuring there is no flood risk to surrounding land or property.

I trust that this clarifies the position for the LLFA, and that the discharge of the condition can now follow in short order.

Yours sincerely,

Sarah R Smith
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Consultant - Town Planning