

Growth & Environment

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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 25/00592/DOC
Date: 10 December 2025

Dear Ms McDonald

RE: 25/00592/DOC - Details reserved by condition 17 (Drainage) of planning permission reference no 24/02563/S73 granted 10 January 2025 - Land at Turnpike Lane and Adjacent To 4 Manor Close Turnpike Lane Ickleford

Thank you for your consultation on the above site, received on 2 September 2025. We have reviewed the application as submitted and wish to make the following comments.

Since our previous response, the applicant has provided an updated drainage report, alongside the results of the site investigation. We can now advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 17.

Informative

If infiltration features are proposed to be included in the drainage design, we ask that the bases of the features are at least 1m above the seasonally high groundwater level on the site. The site investigation took place in July 2025 - the maximum groundwater level is usually found around March/April and so the levels found are not likely to be seasonally high groundwater level. It appears the base of some of the soakaways may not be at least 1m above the groundwater levels picked up in the site investigation – this could affect the performance of the drainage scheme.

Yours sincerely

Jake

Jake Silverton
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Report: Civil Engineering Design Calculations, Structa, August 2025
- Report: Phase 3 Geoenvironmental and Geotechnical Report, The CDS Group, July 2024

For reference, condition 17 wording is as follows:

Prior to the first occupation of the development hereby permitted, surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the LPA. Before any details are submitted to the LPA an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the LPA. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;*
- ii. Include a timetable for its implementation; and,*
- iii. provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.*

Reason: To prevent surface water flooding. LP Policy NE8.