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**Lead Local Flood Authority
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Contact: Flood Risk Management Team
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Date 19 March 2025

Dear Mr Thomas

RE: 25/00037/DOC – Details reserved by Condition 3 (Site Clearance Works) of planning permission 23/01885/FP granted on 13.12.2024 – Land at Police Row Between The Grange and 1 The Grange Police Row Therfield Hertfordshire

Thank you for your consultation on the above site, received on 24 February 2025. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 3.

The LLFA notes the submission of the surface water drainage network drawings, including the associated sustainable drainage components and flow control mechanisms. However, as stipulated by the condition, the LLFA requires these to be the construction drawings. We note the drawings are all labelled as either Tender or For Approval and are “not to be used for construction until status is CONSTRUCTION”.

The condition also requires the submission of a construction method statement. The LLFA requires this information to be submitted before we would be in a position to approve the recommendation of discharge for Condition 3.

Yours sincerely

Chris

Chris Bowyer
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Drawing: Site Access Plan (Drawing No.: 200), JPP UK, June 2024.
- Drawing: Private Drainage Layout (Drawing No.: 108), JPP UK, 11 November 2024, Revision A
- Drawing: Section 104 Layout (Drawing No.: 104), JPP UK, 11 November 2024, Revision A
- Drawing: Flow Control Chamber Details (Drawing No.: 114), JPP UK, 11 November 2024, Revision A
- Drawing: Services Layout (Drawing No.: 116), JPP UK, 11 November 2024, Revision A
- Drawing: Longitudinal Sections and Manhole Schedules (Drawing No.: 101), JPP UK, 11 November 2024, Revision A
- Drawing: Adoptable Drainage Construction Details (Drawing No.: 103), JPP UK, 11 November 2024, Revision A
- Drawing: Private Drainage Construction Details (Drawing No.: 110), JPP UK, 11 November 2024, Revision A
- Drawing: Drained Area Plan (Drawing No.: 107), JPP UK, 11 November 2024, Revision A
- Drawing: Attenuation Details (Drawing No.: 112), JPP UK, 11 November 2024, Revision A
- Drawing: External Levels Layout (Drawing No.: 109), JPP UK, 11 November 2024, Revision A

For reference, Condition 3 wording is as follows:

“Prior to the commencement of development, excluding any site clearance works and/or intrusive investigation works, 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 (Reference R-FRA-25553—01-C and 10th May 2024) and Drawings (Ref. 25553, Rev D, Drawing No. FRA03 and date 10/05/2024) 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 the flood risk is adequately addressed and not increased in accordance with the NPPF and Policies of North Hertfordshire District Council.”