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

Date 19 March 2025

Dear Mr Hunter

RE: 25/00490/DOC – Details reserved by condition 26 (Sustainable Drainage Scheme) of planning permission reference no 19/01669/FP granted 11 February 2025 - Land on the South West Side of Stevenage Road St Ippolyts

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 understand that this application is seeking to discharge condition 26 from 19/01669/FP. We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 26.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The LLFA technical review includes;

1. The drainage design submitted under the application (25/00489/DOC) to discharge condition 25 includes an attenuation tank and a pump in the north east of the site. There are no maintenance details for either of these features in the maintenance and management plan submitted with this application – this should be updated.
2. Point 2 of the condition 26 wording requires a drawing to be provided which shows the location of all the proposed drainage features on the site. Although this likely to be the same drawing submitted under the application for the discharge of condition 26, we would still expect it to be included within the maintenance plan to meet with the condition wording. In addition, we have also raised concerns regarding the drainage design submitted within 25/00489/DOC – if any future updates introduce any new

drainage features to action our comments, the maintenance and management plan should be updated accordingly.

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: Condition 28 Statement

For reference, Condition 28 wording is as follows:

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. To comply with Policy NE8 of the Local Plan and Section 14 of the NPPF.