

Growth & Environment

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

Your ref: 25/01094/FP
Date: 17 December 2025

Dear Thomas

RE: 25/01094/FP - Land to the Rear 34 Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU - Erection of nine dwellings including access, parking and landscaping

Further to our response to of 30 September 2025 to the above site, we have received the following report from the applicant.

- **Response to the LLFA's comments to Planning Application (ref 25/01094/FP) Reference ST-3472/2510-LLFA Response, November 2025**

We are satisfied that our concerns can be addressed as outlined in report and can now remove our previous objection.

We now have **no objection to the planning application, subject to the conditions** shown below being placed on any planning permission granted.

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts District Council.

Condition 2: Prior to the commencement of the development a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site.

Condition 3: 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 District Council.

Condition 4: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (*Flood Risk Summary Statement & Sustainable Surface Water Drainage Strategy, Ref ST3472/FRSS-2503 Revision 1, March 2025 and Response to the LLFA's comments to Planning Application ref 25/01094/FP Reference ST-3472/2510-LLFA Response, November 2025*) 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 North Herts District Council.

Informative

Environment Agency Flood Risk Standing Advice

The Flood Map for Planning shows part of the site to be within Flood Zone 2. The Local Planning Authority should be mindful of the Environment Agency's standing advice on developments within Flood Zone 2: [Preparing a flood risk assessment: standing advice - GOV.UK](#)

SuDS

We are highly supportive of the proposed use of SuDS like permeable paving and swales. We recommend that further consideration of other forms of above-ground SuDS like rain gardens would provide some additional attenuation volume as well as distribute biodiversity and amenity benefits throughout the site.

Please contact me if you have any questions.

Yours sincerely

Deborah Craig
Flood & Water Project Officer
Growth & Environment

Annex

The following document(s) have been reviewed, which have been submitted to support the application.

- Response to the LLFA's comments to Planning Application (ref 25/01094/FP) Reference ST-3472/2510-LLFA Response, November 2025
- Flood Risk Summary Statement & Sustainable Surface Water Drainage Strategy, (ref ST3472/FRSS-2503) Revision 1, March 2025