

Growth & Environment

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

Your ref: 26/00270/DOC
Date: 13 February 2026

Dear Melissa

RE: 26/00270/DOC - Details reserved by Condition 14: (Surface Water Drainage) of planning permission 25/01196/FP granted on 22.1.2026 - Starwood House Avenue One Letchworth Garden City Hertfordshire SG6 2HB

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

The LLFA notes minor changes to the approved drainage strategy, but the impacts of these changes are minimal and the principles of the surface water drainage remain the same. Therefore, we advise that there **is sufficient technical information** to support the application in relation to the wording of **Condition 14**.

The submitted Surface Water Drainage Statement refers to discharging Condition 23; however, this does not appear to have been requested within this application. The LLFA have reviewed the information in support of Condition 23 and can confirm that the information is **not sufficient** and should an application be made to discharge **Condition 23** we would request further information be provided. The condition requires Construction Drawings to be submitted whilst the drawings that have been included show typical drainage details and are labelled as Tender drawings. A Construction Method Statement must also be provided at this stage to be in accordance with the wording of Condition 23.

Yours sincerely

Alex

Alex Jones
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Report: Surface Water Drainage Statemen in Support of the Discharge of Pre-commencement Conditions 14 & 23, by Burrows Graham, 13 January 2026, Ref: 40365-BGL-XX-XX-RP-D-00005, Version V1

For reference, Condition 14 and 23 is worded as follows:

Condition 14:

Development, save for demolition and site clearance to slab level, shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 187 of the National Planning Policy Framework and relevant position statements within the Environment Agency's Approach to Groundwater Protection.

Condition 23:

Prior to the commencement of development, save for demolition and site clearance to slab level, 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 (Ref:40365- BGL-XX-XX-RP-D-0001 Rev: 2, dated 25/04/25) and Technical Note (Ref: 40365-BGL-XX-XX-TNC-0002 Rev: P02, dated 07/08/25) 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 that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council.