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**Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
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Date 9 July 2025

Dear Tom

RE: 25/01068/DOC-Details reserved by condition 5 (LLFA Survey and Verification Report) of planning permission reference no 23/01947/FP granted 26.03.2024 - The Anchor 84 Cambridge Road Hitchin Hertfordshire SG4 0JH

Thank you for your consultation on the above site, received on 1 May 2025. We have reviewed the application as submitted and wish to make the following comments.

The application is for the discharge of Details reserved by condition 5 (LLFA Survey and Verification Report) of planning permission reference no 23/01947/FP granted 26.03.2024.

The full planning application is for the Erection of new convenience retail unit (Class E); alterations to means of access and reorganisation and extension of car park, including the change of use of land from residential gardens and the installation of EV charging points; demolition of outbuildings to pub and external alterations including the erection of garden pergola and structures, new patio and external lighting and installation of new cold store and covered walkway to back of house and replacement of part of kitchen extraction system.

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 applicant has provided a drainage verification statement report which shows the drainage during construction but indicates that the pipe network photographs is heavily silted.

While this condition can be discharged, we highly recommend the site drainage network is cleansed/jetted etc prior to occupation of the site.

Yours sincerely

Raima

Raima Prasad
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Drainage verification statement, by Glanville, 17 April 2024

For reference, Condition 5 wording is as follows:

Condition 5:

“Upon completion of the surface water drainage system, including any SuDS features, and prior to first occupation of the retail unit; a survey and verification report from a suitability qualified surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Council Policy NE8: Sustainable drainage systems (Reducing Flood Risk), Policy NE9: Water quality and environment and Policy SP12: Green infrastructure, biodiversity and landscape.”