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Contact: SuDS and Watercourses Team
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Date 17 September 2025

Dear Ms Kasparian

RE: 25/01745/S73 - Variation of condition 2 (revised plans) and condition 10 (Flood Risk Assessment) of planning permission 22/03092/FP granted 15 March 2024 for Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Greys Lane (as amended) - Land to the East of Foxholes and Gainsford House and on the West Side of Crow Furlong Hitchin

Thank you for your consultation on the above site, received on 19 August 2025. We have reviewed the application as submitted and wish to make the following comments.

We understand that this application is seeking the variation of conditions 2 and 10. Only conditions 10 is related to surface water flood risk and drainage so we have no comments to make on the other condition. Since our previous response, the applicant has provided the full set of calculations to support the updates to the drainage strategy. As a result, we now have **no objection** to the variation of condition 10. We would also like to note that the Drainage Strategy Update which has been provided contains sufficient information regarding point 1 of Condition 10. As a result, we would be satisfied with Condition 10 being reworded to the following (if the applicant was in agreement):

Condition 10

Prior to the commencement of development, 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 and Drainage Strategy Update (1318-FRA-01-B, Martin Andrews Consulting Ltd, 1 July 2025), remaining 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.

Informative

We note that that this application also provides information for multiple pre-commencement conditions. Although we have not been formally consulted on condition 11, we can advise there is sufficient information to support its wording. The proposed change of wording of condition 11 is also acceptable.

We note that no information on side slopes has been provided for the basins. It is a requirement that all drainage features have a gradient of no steeper than 1:3.

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: Drainage Calculations, Martin Andrews Consulting Ltd, August 2025
- Report: Drainage Strategy Update, Martin Andrews Consulting Ltd, July 2025

For reference, condition wording is as follows:

Condition 10:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment prepared by MAC, reference 188-FRA-02-E, Revision E, 20 April 2023. The strategy shall;

- 1. Carry out further detailed infiltration testing (in accordance with BRE Digest 365) in the northwest section of the site (around plots 7 & 30). If infiltration is found to be unviable in this location, there should be further provision of attenuation storage in order to prevent any possible ponding.*
- 2. Limit surface water run-off in the southwest of the site generated by the critical storm events so that it will not exceed the surface water run-off rate of 1.8 l/s during all events up to and including the 1% AEP plus 40% climate change event. The remainder of the site should utilise the infiltration techniques (permeable paving and infiltration basin) as detailed in the approved Flood Risk Assessment.*
- 3. Include a finalised drainage layout alongside full engineering drawings of all SuDS and drainage elements to be implemented.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Condition 11:

Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with

approved method statement unless alternative measures have been subsequently approved by the Planning Authority.

Reason: To prevent flooding and pollution offsite during construction in accordance with the NPPF.