



24th February 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

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North Herts Council
Council Offices
Gernon Rd
Letchworth Garden City
SG6 3JF

Dear Peter,

Re: Approval of details pursuant to Conditions 3,4,5,6 and 7 of planning application ref: 21/00504/OP at Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments, Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

On behalf of our clients, BDW North Thames, we hereby submit details pursuant to the full discharge of conditions 3, 4, 5, 6 and 7 of the above outline planning permission 21/00504/OP.

Condition 3, 4, 6, 7

Condition 3 reads:

"Prior to commencement of development, in accordance with the submitted Surface Water Management Drainage Strategy by EPG (Revisions 2.0, January 2023, ref: EPG-9262-DS-01) and additional information prepared by EPG (dated 25th April 2023, ref: EPG-LGC-LTR-04), detailed designs of a surface water drainage scheme, incorporating the following measures shall be submitted to and approved by the Local Planning Authority: .

(a) Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) OR if infiltration is proven to be unfavourable, then surface water runoff rates will be attenuated and restricted to greenfield rates (no greater than 8l/s) and will discharge to the Anglian Water sewer in Flint Road;

(b) Detailed designs, modelling calculations and plans of the drainage conveyance network (including engineering drawings of all SuDS elements) in the: -50% annual probability critical rainfall event to show no surcharging of the drainage network;

- 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site;

- 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation)



within the development.

(c) Half drain down times for any infiltration SuDS features to demonstrate that they are able to half drain within 24 hours. Attenuation features should be able to half drain in 24-48 hours.

(d) Details of all surface water management features to be designed in accordance with The SuDS Manua (CIRIA C753, 2015 or any subsequent updates), including appropriate treatment stages for water quality prior to discharge.

(e) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding or 150mm above ground level, whichever is the more precautionary.

(f) A plan showing exceedance flow routes within and off site above the 1% AEP (plus climate change) storm event.

The approved scheme shall be implemented prior to the first occupation of the Development

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF Paragraphs 167 and 169 and Policy NE7 of the North Hertfordshire Local Plan 2011-2031."

Condition 4 reads:

"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 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:

(a) A timetable for its implementation;

(b) Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect;

(c) 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.

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 Policies NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031"



Condition 6 reads:

"No works involving excavations that penetrate into the chalk aquifer below the groundwater table (for example, piling or the installation of a geothermal open/closed loop system) shall be carried out until the following has been submitted to and approved in writing by the Local Planning Authority:

- (i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.*
- (ii) A risk assessment identifying both the aquifer and the abstraction points as potential receptors of contamination.*
- (iii) A method statement detailing the depth and type of excavations (eg piling) to be undertaken including mitigation measures (e.g. appropriate piling design) to prevent and/or minimise any potential migration of pollutants to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.*

Reason: To avoid displacing any shallow contamination to a greater depth and to prevent and/or minimise any potential migration of pollutants to a public water supply abstraction."

Condition 7 reads:

"Prior to construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding."

To support the full discharge of condition 3, 4, 6, and 7 a Drainage Technical Note has been prepared by Ardent and is submitted alongside this application.

Condition 5

Condition 5 reads:

"The development hereby permitted shall not commence until details and a method statement for interim and temporary drainage measures during the 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, not 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 the approved method statement, unless alternative measures have been subsequently approved by the Local Planning Authority

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

To support the full discharge of condition 5, a Construction Drainage Management Plan has been prepared by Ardent and is submitted alongside this application.

I trust you have everything you need to discharge these conditions in full. However please do not hesitate to contact me if you have any queries or if there is anything further you need

Yours sincerely

Jordan Davies
Planner

Tel:

Email:



Boyer