

Growth & Environment

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

Your ref: 25/02885/OP
Date: 15 June 2026

Dear Anne

RE: 25/02885/OP - Erection of up to 41 dwellings with associated infrastructure and open space (all matters reserved except means of access) - Land at Mill Lane, London Road, St Ippolyts, Hitchin, SG4 7NN

Thank you for your re-consultation on this application received 20 May 2026.

Following a review of the submitted information, we understand that there are no changes to the previously approved Flood Risk Assessment and Drainage Strategy. We note the introduction of a mitigation basin to support drainage of the proposed highway infrastructure, anticipated to be located near the roundabout on the eastern boundary.

Although its precise position is not fixed at this stage, further detail is required to ensure the feature is appropriately integrated within the wider drainage strategy. In particular, the following information should be provided:

- How the basin connects hydraulically with the wider surface water drainage network serving the development, if applicable.
- Demonstration that there will be no increased risk of flooding on or off site, including impacts on third-party land.
- Confirmation that sufficient space is safeguarded within the site layout for the basin and associated maintenance access.
- Details of exceedance flow routing, particularly in relation to the development and adjacent highway infrastructure.

These details should be secured and submitted at the reserved matters or detailed design stage.

At this outline stage, the LLFA raises no objection to the amendments to the above planning application, subject to the above matters being addressed through subsequent submissions.

Informative

The LLFA wish to be re-consulted should any further amendments be made to this planning application, or, if you are aware of a specific issue which would affect flood risk or drainage at this location.

Yours sincerely

Maryam Daniyan

Flood and Water Project Officer
Growth and Environment