

Mr Andrew Hunter
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Lead Local Flood Authority
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 28 April 2025

Dear Mr Hunter

RE: 25/00343/DOC – Details reserved by condition 18 (Flood Measures) of planning permission reference no 23/02719/FP granted 19 July 2024 – Meadow View, Codicote Road, Codicote, Hertfordshire, AL6 9GT

Thank you for your consultation on the above site, received on 20 February 2025. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 18. For reference, Condition 18 is worded as follows:

‘Prior to the commencement of the development details of all flood resilient and resistant measures shall be submitted to and approved in writing by the local Planning Authority. The agreed measures shall then be installed and maintained in perpetuity.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan’.*

For **Condition 18**, resilience and resistance measures have been laid out clearly. In the Discharge of Conditions Letter (dated January 2025, prepared by Woods Hardwick) outlines that FFL will be set 300mm above the maximum design water level and 150mm above ground levels. The updated Drainage Sheet 1 04 February 2025, (prepared by Woods Hardwick, REF 19367-OAKL-5-101 REV J) shows the finished floor levels correctly, evidencing that they are set 300mm above the maximum design water level. On this basis, the information submitted for Condition 18 is sufficient. **No further information is required.**

Yours sincerely,

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Drawing: Manhole Schedule, prepared by Woods Hardwick, 13 February 2024, REF 19367-OAKL-5-300 REV A
- Drawing: Storage Crate Details, prepared by Woods Hardwick, 11 June 2024, REF 19367-OAKL-5-900 REV D
- Drawing: Private Drainage Details, prepared by Woods Hardwick, 13 February 2024, REF 19367-OAKL-5-903 REV A
- Drawing: Exceedance Flow Plan, prepared by Woods Hardwick, 23 April 2024, REF 193667-OAKL-5-206 REV A
- Report: Covering Letter, prepared by Woods Hardwick, January 2025