

Mr Andrew Hunter
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
Post Point CHN 215
Farnham House
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk

Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 28 April 2025

Dear Mr Hunter

RE: 25/00508/DOC – Details reserved by condition 19 (Drainage) of planning permission reference no 23/02719/FP granted 19.07.2024 – 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 not sufficient technical information** to support the application in relation to the wording of Condition 19. For reference, Condition 19 is worded as follows:

'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, FRA & Drainage Strategy (dated November 2023, REF 19367/FRA and DS), Technical Notes (dated May, June and July, REF 19367) and Drawings (dated June 2024, REF 19367-OAKL-5-200 E) and remain 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. To comply with Policy NE8 of the Local Plan'.*

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 main issues include:

- Volumes have not been added to the attenuation tanks.
- Manhole numbers and pipe numbers are not present on the drawing.

The LLFA technical review includes:

For **Condition 19**, the updated Drainage Sheet 1 4 February 2025, (prepared by Woods Hardwick, REF 19367-OAKL-5-101 REV J) shows no volume associated with the attenuation tanks. Additionally, no manhole or pipe numbers have been provided for the surface water system. We are aware suitable documentation was submitted under Welwyn Hatfield Borough Council reference 6/2025/0202/COND but has not been under the North Hertfordshire District Council application.

As per our response to the corresponding Welwyn Hatfield Borough Council planning reference 6/2025/0202/COND, we understand the applicant's position relating to the construction drawings, however the wording of the condition specifies that drawings must be construction level detail. This is to ensure that the drawings approved under the discharge of this condition are final.

Once the above matters are resolved, condition 19 can be discharged provided the LPA has assurance that the submitted drawings are final.

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: Private Levels and Drainage, prepared by Woods Hardwick, 4 February 2025, REF 19367-OAKL-5-101 REV J
- Drawing: Private Levels and Drainage, prepared by Woods Hardwick, 4 February 2025, REF 19367-OAKL-5-102 REV K
- Report: Discharge of Conditions Letter, dated January 2025, prepared by Woods Hardwick