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Major Projects
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: AC001 – 6

07 October 2026

Dear Paul

**LAND EAST OF BEDFORD ROAD AND NORTH OF THE PRIORY SCHOOL,
HITCHIN (APPLICATION REFERENCE 25/03234/FP)**

On behalf of Arte Construction Limited and Simon Ward & Richard Horwood, I write with regard to the application for planning permission to create 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure on the land to the east of Bedford Road and north of The Priory School, on the northern edge of Hitchin (application reference 25/03234/FP) and further to the objections from Anglian Water and Hertfordshire County Council in their role as Lead Local Flood Authority.

The engineer acting for the applicant has considered the comments and entered into a new round of pre-planning discussions with Anglian Water to review the advice given prior to the submission of this application for planning permission, leading to the preparation of an updated Technical Note: Drainage Strategy that replaces the version submitted in June 2026. A copy of the note is attached and while the principles of the original drainage scheme are unchanged, updates have been made:

- An infiltration assessment has been carried out (Appendix F) and confirmed that soakaway drainage will not be viable for the proposed scheme.
- As a result, Anglian Water have requested that a surface water drainage connection is made to the River Oughton, roughly 30 metres to the north of the site. The drainage design has been updated to allow for a gravity-fed sewer to outfall to the river, with the route to be requisitioned through powers in the Water Industry Act 1991.
- The catchment area for calculating the run-off has been reduced, with the greenfield run-off rate confirmed at 3.1 litres per second. This does not require any changes to the attenuation basin, with additional storage provided by permeable pavements.
- MicroDrainage calculations are modelled to match the requirements set by the LLFA (Appendix B), including a 40% allowance for climate change.

- The Drainage Strategy drawing (Appendix A) is updated to remove the culvert along the Bedford Road frontage, avoiding the need to calculate the potential impact of blockages.
- The foul drainage connection is also shown on the revised Drainage Strategy drawing, with a gravity-fed connection to the existing public sewer – the new advice from Anglian Water (Appendix E) confirms that a connection to Manhole 9900 is viable.

Please note that with the culvert removed, all drawings showing the site layout also need to be updated to match therefore the submission of the revised Technical Note: Drainage Strategy is accompanied by a set of revised layouts.

I would be grateful if you could substitute the following drawings in place of the previous versions submitted in support of the application for planning permission:

1.	Development Layout	AC001-PL-02 rev. G
2.	Detailed Layout	AC001-PL-03 rev. F
3.	Parking Layout	AC001-PL-04 rev. G
4.	Garden Areas Layout	AC001-PL-05 rev. G
5.	Storey Heights Layout	AC001-PL-06 rev. F
6.	Refuse Layout	AC001-PL-07 rev. F
7.	Materials Layout	AC001-PL-08 rev. F
8.	Affordable Housing Location Plan	AC001-PL-09 rev. F
9.	Fire Strategy Plan	AC001-PL-10 rev. F
10.	Technical Note: Drainage Strategy (revision A, 03 October 2026)	

These drawing are submitted by e-mail in PDF format, but if you need paper copies, please let me know.

Please note that the landscaping scheme will also be updated to match the revised layout and it will be submitted under separate cover next week.

I trust that will find that this update to the proposed scheme addresses the drainage issues identified by Anglian Water and the LLFA, and that you will be able to re-consult and seek the withdrawal of their objections. In the meantime, if you have any queries or should you require any additional information before you can complete your report to the Planning Control Committee, please do not hesitate to contact me at the above address.

Yours sincerely



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