

Growth & Environment

Peter Bull
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
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Six Hills Way, Stevenage
Hertfordshire SG1 2FQ
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/00514/DOC
Date: 8 June 2026

Dear Mr Bull,

RE: Details reserved by Condition 3: (Drainage SWMDDS) of planning permission 21/00504/OP granted 3 April 2025 - Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY

Thank you for your re-consultation on the above site, received on 27 May 2026. We have reviewed the application as submitted and wish to make the following comments.

Since our previous response, the applicant has provided a response to our comments alongside an updated drainage technical note. We would advise the LPA that the proposed details differ from the approved plan largely through the removal of the previously approved permeable paving areas. The removal of these areas has been offset through the use of swales and rain gardens.

We advise that there **is sufficient technical information** to support the application in relation to the wording of Condition 3.

Yours sincerely

Jake

Jake Silverton
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- Report: Drainage Technical Note, Ardent Consulting Engineers, May 2026
- Report: Response to Hertfordshire County LLFA, Ardent Consulting Engineers, May 2026

For reference, Condition 3 wording is as follows:

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 Manual (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.