

Growth & Environment

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

Your ref: 26/02156/SO
Date: 20 July 2026

Dear Ben

RE: A screening opinion the proposed scheme of 57 dwellings, green infrastructure, access and associated works - Land at Claybush Road, Ashwell, North Hertfordshire, SG7 5NP

Thank you for your consultation on the above site, received on 26 May 2026.

The LLFA have reviewed the documentation (Environmental Impact: Screening Opinion Statement: Land at Claybush Road, Ashwell, North Herts, by Carter Jonas, dated April 2026) and would like to offer some guidance in relation to the flood risk and surface water drainage that concern the proposed site.

Local Flood Risk on and off site:

- There is no risk of surface water flooding, river flooding, or coastal (sea) flooding at the proposed development site.
- The Site is in Environment Agency Source Protection Zone 2 – Source Protection Zone 2 (SPZ2) in groundwater is the “Outer Protection Zone,” defined by the Environment Agency as the area where groundwater takes up to 400 days to travel to a drinking water abstraction point. The protection of the Source Protection Zone should be considered in the proposed drainage for the site and additional treatment steps be implemented where necessary. Multiple above ground SuDS would be able to provide treatment without the need for proprietary products.

Drainage Strategy:

- A detailed drainage strategy for the site should be submitted to support any planning application. This should take into consideration all proposed

impermeable areas and changes to existing drainage paths due to changes in topography and concentration of flows due to the proposals.

- The drainage design should apply and evidence the discharge location hierarchy and include open above ground SuDS features comprehensively throughout the proposals. The four pillars of SuDS should be met or sufficiently evidence as to why they cannot be met. Interception is also required for the first 5mm of rainfall.
- SuDS features need to be planned to maintain the discharge rate to that of the greenfield runoff rate. The site is on the chalk, in Groundwater SPZ and there may be additional SuDS treatment required for this sensitive receptor.
- The drainage strategy must provide evidence that the site's final discharge rate will be limited to the Qbar and provide evidence and consent from the relevant authority for any proposed connections.
- A detailed surface water drainage assessment should be carried out to demonstrate that the proposed development will not create an increased risk of flooding from surface water to the development site and the surrounding area for the critical storm up to and include the 1 in 100 (1%) AEP plus climate change event. This should be done in accordance with the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) along with the Hertfordshire drainage proforma.
 - 1 in 100 (1% AEP) rainfall event plus climate change shall not leave the application boundary or flood any buildings within the development boundary.
 - 1 in 30 (3.33% AEP) rainfall event plus climate change shall not flood outside the drainage network which is designed to hold water.
 - The correct parameters (FEH2013/FEH2022 rainfall data) should be used in calculations. Additionally, CV values of 1 should be applied to all impermeable areas.
 - The correct climate change allowance should be applied to the 1% AEP and 3.33% AEP event.
 - The drainage network calculation must evidence that considering the urban creep allowance and the half drain time for the lined storage features must be within or less than 48 hrs for the safety of the development.

- Exceedance flow paths need to be submitted as part of the application, and these should take into consideration the layout of the development and any ground levels to ensure these events are safely managed and do not enter properties.
- Layout and/or drainage layout drawings need to show all the drainage features (storage and conveyance), with labels the same as those in the submitted supporting calculations.
- The LLFA need drawings of cross sections and long sections of all the SuDS features which includes network and structures such as ponds, basins and swales need to be supplied.
- The LLFA would need to see a maintenance and management plan for all surface water drainage components onsite (but also to include the management of the surface water flow path in its perpetuity). This should outline the responsibility of maintenance, action of maintenance and frequency of maintenance.

Informative

For further advice on what we expect to be contained within the FRA and/ or a Drainage Strategy to support a planning application, please refer to the Validation List and Proforma on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's Flood Risk Management policies on SuDS in Hertfordshire. We do expect the Validation List to be submitted to the Local Planning Authority and LLFA to show you have provided all information and the Proforma to the LLFA to summarise the details of the proposed development.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority Board and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Raima

Raima Prasad
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: Environmental Impact: Screening Opinion Statement: Land at Claybush Road, Ashwell, North Herts, by Carter Jonas, dated April 2026