

Our Ref: 13383
NHC Ref: 25/01696/OP

24 November 2025

Naomi Reynard
Planning Dept
North Herts Council

By email only

Dear Ms Reynard

Re: Flood Risk Assessment (FRA) – Response to Lead Local Flood Authority (LLFA) comments in response to Planning Application at Land East of Pirton (25/01696/OP)

We write further to the comments raised by Herts LLFA in its consultation response dated 21 August 2025 on the above application. The comments relate to the FRA (Third Issue, 13 June 2025) by GTA Civils & Transport Ltd (GTA).

A subsequent meeting was held with the LLFA officers on 16 October 2025 to discuss the comments raised and agree the details needed to address them. The response to each comment is provided as follows, numbered as per the LLFA letter.

1. A study of the existing ditch watercourse capacity was made as part of the original planning application for the neighbouring development to the west (NHC ref: 15/01618/1). The study concluded that the ditch has plenty of spare capacity for its catchment flows.

A further survey of the ditch including levels, photos and culvert CCTV has been conducted and the survey reports are appended to this letter response. The surveys demonstrate the onward connectivity of this watercourse as set out in the FRA. Please note the first enclosure is an interactive PDF with links from the survey plan to the photos.

The proposed SuDS strategy limits runoff from the development to 2 l/s/ha as requested by Herts LLFA. This is a reduction from the National standards for SuDS which only requires 3 l/s/ha as a minimum flow rate. This restriction is applied to the 1 in 100 annual exceedance probability (AEP) storm events with a 40% allowance for climate change. The total discharge has been calculated as 5.5 l/s which could be accommodated in a pipe as small as 100mm diameter.

The above information collectively demonstrates that the proposed watercourse is a suitable destination for the proposed development runoff.

2. The strategic SuDS crest levels have been raised by 120mm in order to provide a minimum freeboard of 300mm during the 1 in 100 AEP plus climate change events as requested. The levels are shown on the updated plan and calculations which are appended to this letter response.
3. The methodology for calculating runoff from green open space into the SuDS scheme was agreed with the LLFA officers during the meeting on 16 October 2025. The site surface soils are freely draining with a soil factor of 0.1. Therefore, a runoff coefficient of 15% was agreed.

The areas of green open space where excess runoff will enter the development SuDS are shown on the updated drainage strategy plan (appended). An additional area of hard surfacing equivalent to 15% of the green open space area has been input to the calculations to conservatively represent the excess runoff from these green spaces during a storm event.

The revised calculations are appended. As expected, the results show an increase in the storage volume required. This has been accommodated in the SuDS design by raising the crest levels as mentioned above.

For completeness, the FRA report has been updated with the contents of this letter, including the enclosures. The updated FRA also accompanies this letter.

We trust that this information is satisfactory to demonstrate that the proposals are appropriate and allows the objection on drainage matters to be withdrawn.

Yours sincerely,

Florence Van Vaerenbergh MEng (Hons)
Associate Director

GTA Civils & Transport Ltd - consulting engineers

Enc: Ditch survey and photos
CCTV report
Drawing 13383/1101 P4 – Drainage Strategy
Calculations: Causeway Flow outputs
Flood Risk Assessment (GTA, Fourth Issue, 24 November 2025)