

Growth & Environment

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Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/01405/DOC
Date: 8 July 2026

Dear Thomas

RE: Details reserved by condition 13 (LLFA 1 Water Drainage Scheme) of planning permission reference 25/01094/FP granted 19 February 2026. Land to the Rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU

Thank you for your consultation on the above site, received on 9 June 2026. We have reviewed the application as submitted and wish to make the following comments.

We recommend seeking further information to support the application in relation to the wording of Condition 13 (LLFA 1 Water Drainage Scheme).

The plans are not line with those agreed under planning permission 25/01094/FP and the Flood Risk Assessment (FRA) (Response to the LLFA's comments to Planning Application (ref 25/01094/FP) Reference ST-3472/2510-LLFA Response, November 2025).

In particular:

1. We note that an additional attenuation tank (tank 1) is proposed. We recommend that source control SuDS are explored as per condition 13 before the use of additional underground attenuation. We welcome the use of permeable paving driveways and recommend that further source control SuDS be considered in accordance with C13.
2. The 1 in 30-year plus Climate Change calculations have not been provided, as required by condition 13.

Yours sincerely

Deborah Craig
Flood & Water Project Officer
Growth and Environment

Informative

We note that a new treated foul water connection to the swale is proposed, which will eventually discharge to watercourse. We recommend checking with the Environment Agency if any permit would be required.

Annex

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

- Cover Note. Discharge of Conditions 13 and 21 attached to Planning Permission 25/01094/FP at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU.
- Causeway Calculations. DbStructural Limited. 15.05.2026.
- Drainage Strategy. Sheet 1 of 2. Land to the Rear of Arlesey Road, Ickleford. DbStructural Limited. Drawing no. 9834-001
. April 2026.
- Drainage Strategy. Sheet 2 of 2. Land to the Rear of Arlesey Road, Ickleford. DbStructural Limited. Drawing no. 9834-002. May 2026.
- Drainage Construction Details. Land to the Rear of Arlesey Road, Ickleford. DbStructural Limited. Drawing no. 9834-003. April 2026.
- Response to the LLFA's comments to Planning Application (ref 25/01094/FP) Reference ST-3472/2510-LLFA Response, November 2025
- Flood Risk Summary Statement & Sustainable Surface Water Drainage Strategy, (ref ST3472/FRSS-2503) Revision 1, March 2025

For reference, Condition 13 wording is as follows:

Condition 13

Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts District Council