

28 May 2026

Peter Bull
Project Officer
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Bull,

**ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3UN
APPLICATION TO DISCHARGE CONDITION 20 (SURFACE WATER) AND CONDITION 22 (FOUL WATER).**

We write with regard to the Ickleford Mill development and enclose an application for the discharge of Condition 20 (Surface Water) and Condition 22 (Foul Water).

Further details of this application and the background to it are set out below.

Background

Outline Planning Permission (17/01955/1) was granted on 11 March 2024, subject to 39 Conditions, for the following:

“Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).”

Condition 20 (Surface Water) states that:

No development (other than demolition works) approved by this planning permission shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. The surface water drainage system will be based on the submitted Flood risk Assessment carried out by Wormald Burrows Partnership Limited reference E3631-frareport-0917-Rev1 dated July 2017. The surface water drainage scheme should include;

- (i) Implementing the appropriate drainage strategy based on attenuation and discharge into the River Oughton, using appropriate above ground SuDS measures.*
- (ii) Limiting the surface water run-off generated by the 1 in 100 year + 40% for climate change critical storm to greenfield runoff rates. Alternatively undertake modelling of the scheme to ensure there are no impacts from the unrestricted proposed discharge rate.*
- (iii) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event*

(iv) Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

Reason To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Condition 22 (Foul Water) states that:

No development (other than demolition works) shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

Discharge of Condition Application

In support of this application, please find enclosed the following for your consideration:

Application Form;
Application Fee;
Flood Risk Assessment; and
Drainage Strategy Drawing;

We trust the above and enclosed provides you with sufficient information to discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me at IsabelYeardley@hill.co.uk.

Yours sincerely

Isabel Yeardley
Development Surveyor
The Hill Group