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Contact: Flood Risk Management Team
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Date 2 June 2025

Dear Ben

RE: 25/01179/DOC - Details reserved by condition 20 (Surface Water Drainage Network) of planning permission reference no 23/00563/FP granted 23 April 2025. Land on the South of Oughtonhead Lane Hitchin Hertfordshire SG5 2NA

Thank you for your consultation on the above site, received on 14 May 2025. We have reviewed the application as submitted and wish to make the following comments.

The application would like to discharge Condition 20 (Surface Water Drainage Network) of the original planning application 23/00563/FP which describes as "*Erection of 43 dwellings, access from Lower Innings, associated internal roads, parking, landscaping, amenity space and open space*".

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 20.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- The Construction Method Statement must be provided.

The LLFA technical review includes.

1. The LLFA is satisfied with the information provided on construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms.

2. The construction method statement is missing and needs to be submitted to support the wording of Condition 20. **Further Information required.**

Yours sincerely

Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth and Environment

Annex

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

- **Drawing:** Private Drainage Details 1 of 2 by Aventus Design dated October 2023 with reference BA00378-C21.
- **Drawing:** Private Drainage Details 2 of 2 by Aventus Design dated October 2023 with reference BA00378-C22.
- **Drawing:** S104 -Adoption Layout by Aventus Design dated 24 April 2025 with reference BA00378-C14 and revision B.
- **Drawing:** S104 -Adoption Layout by Aventus Design dated 24 April 2025 with reference BA00378-C15 and revision B.
- **Drawing:** Long Sections 1 of 3 by Aventus Design dated 30 January 2025 with reference BA00378-C11 and revision C.
- **Drawing:** Long Sections 2 of 3 by Aventus Design dated 6 December 2023 with reference BA00378-C12 and revision A.
- **Drawing:** Long Sections 3 of 3 by Aventus Design dated 24 April 2025 with reference BA00378-C13 and revision B.
- **Drawing:** Site Layout & Drainage 1 of 2 by Aventus Design dated 24 April 2025 with reference BA00378-C06 and revision C.
- **Drawing:** Site Layout & Drainage 2 of 2 by Aventus Design dated 1 December 2023 with reference BA00378-C07 and revision A.
- **Drawing:** S104 Adoptable Drainage Details by Aventus Design dated 24 April 2025 with reference BA00378-C23 and revision C.
- **Drawing:** Site Layout & Drainage (A0) by Aventus Design dated 24 April 2025 with reference BA00378-C05 and revision C.

For reference, Condition 20 wording is as follows:

Condition 20:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. This shall include cross and long section drawings of all proposed SuDS features. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (AEQ-210/FRA Rev E 26 July 2023) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council.