

25/01790/FP - Land Known As The Orchard, Snailswell Lane

Updates:

- The Lead Local Flood Authority have responded with a condition. The condition read as follows:

Condition: 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. Infiltration testing shall be carried out to inform the detailed drainage design; if infiltration is not viable, a detailed drainage strategy based on discharging to the ordinary watercourse south of Snailswell Lane at the greenfield runoff rate shall be submitted to the Local Planning Authority. 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 Hertfordshire District Council.

Informative: If it is proposed to discharge to the ordinary watercourse south of Snailswell Lane, land drainage consent may be required from Hertfordshire County Council Lead Local Flood Authority.

- The agent has agreed to this condition.
- An extension of time until 19 February is agreed.
- The application is recommended to grant condition planning permission subject to the conditions set out, and to the inclusion of the condition recommended by the LLFA.