

Planning Committee

Supplemental Agenda

Date	7 th April 2026
Officer	Linda Sparrow
Address	Abbeyfield, 2 Pound Avenue, Stevenage
Proposal	Demolition of existing care home and erection of 15 no. flats, extended dropped kerb, associated parking and ancillary works
Reference	24/00451/FPM

ADDENDUM INFORMATION

Update on Section 5 – Consultations and Section 9 – Conditions

5.12 Herts County Council as Lead Local Flood Authority (LLFA)

Following submission of revised plans to the LLFA in December 2025 to address the discussions between the LLFA and the applicant's drainage consultant regarding flow rates, the LLFA have now confirmed on 19th March 2026 that they have no objections to the proposal subject to conditions.

The LLFA have requested four conditions. Members are advised that three of those conditions are the same as already set out in the report, namely conditions 10, 26, and 27. However, condition 15 requires updating to reflect the revised drawings. In the report it reads as follows:

- 15 No development shall take place (except for required demolition and site clearance) until an updated drainage strategy and detailed designs of a surface water drainage scheme have been submitted to, and agreed in writing by, the local planning authority. The updated information will include:
- a) Pre-development QBAR or 2l/s/ha will be calculated to set the greenfield runoff rates and volumes. The discharge rate to Thames Water surface water sewer will be QBAR or 2l/s/ha (whichever is the greater) greenfield run off rate will be incorporated into the drainage design which will then a new connection to the surface water sewer.
 - b) Provision of surface water attenuation storage, supporting modelling calculations to demonstrate that they are sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).
 - c) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

REASON:- To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Plan Policies of Stevenage Borough Council.

The new wording of the condition is as follows:

- 15 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. The scheme shall then be constructed as per the agreed drawings, method statement, Drainage Strategy and Drawings (Drainage Strategy and Drawing Rev P6, dated 15 December 2025) 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 Stevenage Borough Council.