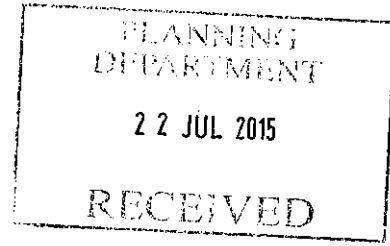


RAR.(MP)

**Stephen Anyanwu**

**From:** Fiona Lai [Fiona.Lai@hertfordshire.gov.uk]  
**Sent:** 22 July 2015 15:16  
**To:** Mark Peacock; Planning  
**Subject:** S6/2015/0524/FP - Bule Moon Paddock



Hi Mark,

Please find enclosed attachment with our comment.

Regards,  
Fiona

**Fiona Lai**  
**Environmental Resource Planning**  
Hertfordshire County Council  
Ground Floor  
County Hall  
Postal Point: CHN215  
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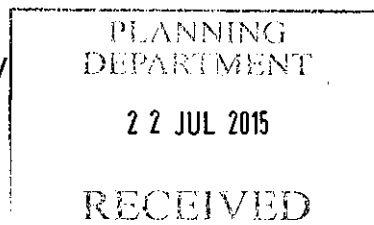
S620150524FP -  
Blue Moon Paddo..

purposes of essential maintenance or support of the email system.

Environment Director & Chief Executive:  
John Wood



Mark Peacock  
Welwyn Hatfield Borough Council  
Council Offices  
The Campus  
Welwyn Garden City  
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Post Point CHN 215  
Hertfordshire County Council  
County Hall, Pegs Lane  
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Contact Sophie Williamson  
Tel 01992 556492  
Email [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

Date 22 July 2015

**RE: S6/2015/0524/FP - Blue Moon Paddock, Woodfield Lane, Brookmans Park**

Dear Mark

In response to the revised FRA carried out by ARK Environmental Consultancy Ltd dated 30 June 2015, we are now in a position to remove our objection on flood risk grounds and have no in principle objections to the development as we feel the development is capable of being drained. However we still have some concerns which we feel would be appropriate to deal with through an appropriate planning condition.

Our concerns relate to the following:

- Confirmation that infiltration is feasible to determine the detailed design of the drainage scheme
- Proposed location of the swale is situated on ground that lies above the proposed property
- No information on the possible risk of overland flows flooding the proposed property and providing appropriate mitigation by raising finished floor levels, external airbricks etc.

We therefore recommend the following condition to the LPA should planning permission be granted:

#### **LLFA Position**

The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

## **Condition**

No development shall take place until a revised surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the <insert return period e.g. 100 years> critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Confirmation that infiltration is feasible to determine the detailed design of the drainage scheme by carrying out infiltration tests in accordance with BRE Digest 365
- Revise the proposed location of the swale as it is currently situated on ground that lies above the proposed property which will not be able to drain the roof drainage via gravity and also be at risk of flooding the property should it over top.
- Assess the possible risk of overland flows flooding the proposed property and providing appropriate mitigation by raising finished floor levels, external airbricks etc.

## **Reason**

To prevent the increased risk of flooding, both on and off site.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Yours sincerely,

Sophie Williamson

Hertfordshire County Council

01992 556492

[FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)