

Louise Sahlke
Local Planning Authority
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Lead Local Flood Authority
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Contact Flood Risk Management Team
Email FRMConsultations@hertfordshire.gov.uk

Date 26 June 2024

Dear Ms Sahlke

RE: 6/2022/1106/FULL - 1 Longcroft Green, Welwyn Garden City, AL8 6EP

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

The LLFA will respond to non-major or minor developments if there is a local source of flood risk identified. An FRA is required if they are located within or near a surface water flow path, or are considered to be in Flood Zone 2 or 3¹ for fluvial flooding. The LLFA will also respond where there is evidence of historic flooding set out in the SFRA, and/or a Surface Water Management Plan and/or located within an LLFA defined 'hotspot'².

This application does not meet the above thresholds, as there is no known local flood risk to this proposed development. We provide the advice below.

Informative:

The Environment Agency guidance for completing individual flood risk assessments should be reviewed for this application by the Local Planning Authority³.

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 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. Finished ground floor levels should be a minimum of 150mm above the surrounding ground levels, sloping away from

¹ [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

² [Webmaps - Flood Risk Management Viewer \(hertfordshire.gov.uk\)](http://www.hertfordshire.gov.uk)

³ [Review individual flood risk assessments: standing advice for local planning authorities - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

all doorways, to provide flood resilience in any exceedance flood events, The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

This would also be in line with Building Regulations Part H⁴.

Any planning application that falls within Groundwater Source Protection Zone 1 will not be able to discharge surface water to soakaway features and consultation with the Environment Agency must take place to assess any risks to groundwater pollution.

Yours sincerely

HCC Flood Risk Management Team
Growth & Environment

⁴ [Approved Document H - Part H - Drainage and Waste Disposal - Planning Portal](#)