

Ashley Ransome  
Local Planning Authority  
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**Lead Local Flood Authority**  
**Post Point CHN 215**  
**Hertfordshire County Council**  
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Contact Elaine Simpson  
Email [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

Date 7 November 2023

Dear Ashley,

**RE: 6/2023/1347/COND – Land to the North-East of King George V Playing Fields, Northaw Road, East Cuffley, Hertfordshire, EN6 4RD**

Thank you for your consultation on the above site, received on 6 July 2023 for the submission of details pursuant to condition 19 (Flood Risk Assessment), on planning permission S6/2015/1342/PP for the residential development of up to 121 dwellings, associated infrastructure, and a change of use from agricultural land to an extension of the King George V playing field.

We have reviewed the technical information submitted and can advise this meets with the wording of Condition 6 and Condition 19. **We have the following advice.**

- The details of the design to manage the overland flow route has been modified from a cut off trench and French drain to a cut off trench and dry culvert. This means the surface water flow path would be managed, independently of the proposed drainage network.
- Finished floor levels have been provided and show that there is at least 300mm freeboard to any flood levels. The exception of the flats (plots 110 -121), where there is only 20mm, however the applicant does confirm that the overland flow modelling ignores the drainage system on the site and hence the flood level will be significantly reduced or removed. **We advise that additional flood resilience is provided for the air bricks and doors of this building.**
- There is no additional commentary in updated documents to show how flood risk is not increased elsewhere from the change in flow velocities to the water course from the current land use of a field to a culvert.

- Despite the cut off ditch and culvert being an independent system, there is no specific exceedance flow plan to show how impacts of exceedance flood events (greater than the design flood event or failure of the structure) would be minimised. The Surface Water Modelling Technical Note Rev 2, 28 June 2023 (Section 5.15) does contain a modelling scenario without the mitigation in place which would give an indication of the worst-case scenario of the culvert blocking and the cut off ditch overtopping.
- We would again advise that for the long-term maintenance, management, and retention of the mitigation proposals of the trench and culvert, there should be no infrastructure and an easement outside the proposed gardens of the properties. The proposals would require destructive maintenance to replace any part of the pipework due to blockage or collapse. It is noted that there are inspection chambers on either side of the estate road and the applicant indicates that deeds of the properties will indicate the required retention and restrictions on the gardens.
- An additional document has been prepared to show how the cut off ditch sits at the northern boundary of the site and will impact the existing tree line/ root protection zones. The LLFA have no comment to make on this and suggest that you get expert advice from ecology and arboriculture team as consultees to the LPA

Condition 19 States:

*The development hereby permitted must be carried out in accordance with the approved Flood Risk Assessment prepared by Brookbanks reference 10710 FRA01 Rv0 dated 11 June 2021 and the following mitigation measures detailed within the Flood Risk Assessment:*

- *Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 8.2 l/s during the 1 in 100-year event plus 40% climate change event.*
- *Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 years + climate change event providing a minimum of 1,494 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale.*
- *Discharge of surface water from the private drain into the ordinary watercourse south of the site.*

*The mitigation measures shall be fully implemented prior to occupation and maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.*

*REASON: To reduce the risk and impact of flooding by ensuring the satisfactory storage and disposal of surface water from the site; and to ensure surface water can be managed*

*in a sustainable manner in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005; Policy SADM14 of the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.*

## **Informative**

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, you should notify the us, the Lead Local Flood Authority, by email at [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk).

Yours sincerely

Elaine

Elaine Simpson  
SuDS and Watercourses Support Officer  
Growth & Environment

## **Annex**

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

- Surface Water Drainage Report (Rev 5), Prepared by Brookbanks, Ref: 10929/SWD rev4, 28 June 2023.
- Surface Water Flood Modelling Technical Note (Rev 2), prepared by Brookbanks, Ref 10929/TN01, Rev 2, 28 June 2023.