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Date 14 July 2023

Dear David

RE: 6/2023/1354/COND – 71 Station Road, Cuffley, EN6 4HG

Thank you for your consultation on the above site, received on 3 July 2023. We have reviewed the application as submitted and wish to make the following comments.

The Approval of Details Reserved by Condition application relates to Conditions 1 (Contamination), 2 (Footway Crossovers and Dropped Kerbs), 3 (Construction Management Plan), 4 (Drainage), 5 (Materials), 6 (Fence Height), 7 (Noise Impact), 8a (Accessible and Adaptable Housing), 9 (Biodiversity), 10 (Energy and Sustainability), 11 (Cycle provision, Refuse and Recycling), 16 (External Lighting), 17 (Bollards for Car Parking) of the Major Development application (6/2021/0456/MAJ) which was granted permission on the 12 June 2023.

The previous application was for the demolition of the existing car showroom and the erection of three storey block of flats comprising of 9 No 2 bedroom flats & 3 No 1 bedroom flats, with associated access, parking, amenity space and landscaping.

Based on the information that has been provided in support of application 6/2023/1345/COND, the LLFA **objects to this application as there is not enough technical information to support the Discharge of Condition 4 (Drainage).**

At this stage, the LLFA has no further comments to make on Conditions 1, 2, 3, 5, 6, 7, 8a, 9, 10, 11, 16, and 17 as they are not related to surface water drainage or flood risk.

For the LLFA to be in a position to be able to recommend the discharge of Condition 4, the applicant is required to provide information for the following points:

- a. The applicant is required to provide information relating to any infiltration testing undertaken. At this stage, the information submitted does not evidence infiltration

testing in accordance with BRE Digest 365 standards. The LLFA requires this information to ensure the applicant has followed the discharge hierarchy.

- b. As the LLFA is unable to recommend the discharge Point B of Condition 4 as no information has been submitted for Point A. Therefore, the LLFA is unable to determine whether infiltration has been proven unviable due to a lack of evidence. At this stage, the applicant has shown that the system will discharge at a rate of 2.0l/s for the 1% plus 40% climate change allowance AEP Design event but, following the updates to the calculations that are required as listed below, the applicant must ensure that this value remains at 2.0l/s.
- c. While the LLFA appreciates the applicant's submission of the engineering drawing displaying the proposed SuDS features and some of the details, these are incomplete. The LLFA requires further information to be included on the drawing including the sizes, volumes, depths, and a complete set of levels of all features to enable the LLFA to review the hydraulic modelling calculations. The LLFA also requires further information on the grey area below the block pavers.
- d. The LLFA appreciates the applicant's submission of the hydraulic modelling calculations, however, the LLFA requires the following changes to be made to the calculations to ensure that they are using the most up to date data and are providing a true representation of what will happen:
 - 1. Currently, the applicant has used FSR as the rainfall methodology. The LLFA requires the applicant to use the latest FEH rainfall methodology for all modelling calculations at the time of assessment.
 - 2. The applicant has used the default setting of 0.2m for the minimum backdrop height. The LLFA notes that this height is not buildable and therefore a value of 0.6m should be used.
 - 3. The calculations include a MADD Factor (Additional Storage Value) of 2. The LLFA requires the applicant to use a MADD Factor of 0 for these calculations as the applicant should know the full volume that can be stored within the drainage system at this stage of the planning process.
 - 4. The LLFA requires the applicant to include a factor of climate change on the 3.33% AEP calculations in accordance with the latest climate change guidance for flood risk assessments.
 - 5. The LLFA notes that within the current calculations, there is a Flood Risk for pipe number 1.003 within the 1% plus 40% climate change allowance AEP design event. The LLFA requires the applicant to review their design to remove this risk.

- e. The LLFA is unable to recommend the discharge of Point E of Condition 4 based on the lack of half drain times for all storage features. The applicant has submitted hydraulic modelling calculations that “The half drain time has not been calculated as the structure is too full” for the 1% plus 40% climate change allowance AEP design event. Therefore, until a half drain time has been calculated and submitted for this event, the LLFA is unable to discharge this point.
- f. While the applicant has included the use of permeable paving within the design, at this stage, they have not submitted information relating to the appropriate SuDS management and treatment. The applicant is required to provide this information.
- g. The applicant has not provided any evidence relating to silt traps for protection of any residual tanked elements. If these have been included, the applicant must provide further information on these features. If they have not been included, the LLFA requires justification as to their exclusion.
- h. At this stage, the applicant has not included a detailed management plan which includes details of the adoption of the SuDS features within the proposed development of the site. The LLFA requires this information to ensure that the SuDS system will be appropriately managed and maintained throughout the lifetime of the development. Only at this stage will the LLFA be able to discharge Point H of Condition 4.

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see [FEH22 - User Guide \(hydrosolutions.co.uk\)](https://www.hydrosolutions.co.uk/FEH22-User-Guide)). Any new planning applications that have not already commissioned an FRA or drainage strategy to be completed, should use the most up to date FEH22 data. Other planning applications using FEH2013 rainfall, will be accepted in the transition period up to 1 April 2023. This includes those applications that are currently at and advanced stage or have already been submitted to the Local Planning Authority. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded by FEH 2013 and 2022 and therefore, use in rainfall simulations are not accepted.

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Chris

Chris Bowyer
SuDS and Watercourses Support Officer
Growth and Environment

cc.

Mr Salvatore Zaffuto (Agent)

Rampard Ltd, 1 Alendandra Road, London, N8 0PJ (Applicant)

Annex

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

- Proposed 12No Flats, Proposed Site Plan & Location Plan (Drawing Number: D 446 002C), Salvatore Zaffuto, 27 June 2023, Revision C
- 71 Station Road, Cuffley, Potters Bar Indicative Drainage Plan (Drawing Number: 2592-05), MTC Engineering Ltd, 16 June 2022, Revision A
- Hydraulic Modelling Calculations, MTC Engineering Ltd, 20 June 2022

“Condition 1 is worded as follows

- 1) *Development must not commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the local planning authority:*
 - a) *A preliminary risk assessment which has identified:*
 - i) *All previous uses;*
 - ii) *Potential contaminants associated with those uses;*
 - iii) *A conceptual model of the site indicating sources, pathways, and receptors;*
 - iv) *Potentially unacceptable risks arising from contamination at the site; and*
 - v) *Suitability of piling or other foundation designs using penetrative methods to be used.*
 - b) *A site investigation scheme, based on (i), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments.*
 - c) *An options appraisal and remediation strategy. Based on (a) and (b), giving full details of the remediation measures required and how they are to be undertaken.*
 - d) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.*

The scheme must be implemented as approved.

- 2) *Following completion of measures identified in the approved remediation scheme and prior to first occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils must be submitted to and approved in writing by the local planning authority.*

The approved monitoring and maintenance programme must be implemented.

- 3) *In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must stop, and it must be reported in writing immediately to the Local Planning Authority. Works can only re-start when an investigation and risk assessment and, if required, a remediation scheme, has been submitted to and approved in writing by the local planning authority in accordance with the requirements of Part A. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the local planning authority.*

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies R2 and R8 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 2 is worded as follows

Development must not commence until full details have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- a) The reinstatement of the footway at the existing footway crossovers located on the southeast of the site (on The Meadway) and to the south of the site (on Station Road);*
- b) Dropped Kerbs and Tactile Paving on the south of The Meadway, linking the existing footways on the east and west; and*
- c) Dropped Kerbs and Tactile Paving on both sides of the proposed vehicular access.*

The approved details must be implemented prior to first occupation of the development.

REASON: To provide safe and suitable access for all users in accordance with the National Planning Policy Framework.”

“Condition 3 is worded as follows

Development must not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CMP must include details of:

- a) Construction vehicle numbers, type, routing;*
- b) Access arrangements to the site;*
- c) Traffic management requirements;*
- d) Construction and storage compounds (including areas designated for car parking, loading, unloading and turning areas);*
- e) Siting and details of wheel washing facilities;*
- f) Cleaning of site entrances, site tracks and the adjacent public highway;*
- g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;*

- h) Provision of sufficient on-site parking prior to commencement of construction activities;*
- i) Post-construction restoration/reinstatement of the working areas and temporary access to the public highway; and*
- j) Where works cannot be contained wholly within the site, a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.*

The construction of the development shall not be carried out otherwise than in accordance with the approved CMP.

REASON: In order to protect highway safety and amenity of other users of the public highway and rights of way in accordance with the National Planning Policy Framework.”

“Condition 4 is worded as follows

Development must not commence until the final design of the drainage scheme has been submitted to and approved in writing by the local planning authority. The surface water drainage system will be based on the principles of the submitted Surface Water Drainage Strategy carried out by MTC Engineering reference 2592-DS-Feb 2021, dated February 2021. The scheme shall also include:

- a. Detailed infiltration testing to be explored and carried out on site pre-commencement in accordance with BRE Digest 365 standards;*
- b. Should infiltration be proven unviable, the applicant should manage surface water via discharge into the existing Thames Water Surface Water Sewer at a maximum rate of 2.0l/s for all rainfall events up to and including the 1 in 100+40% climate change event;*
- c. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes;*
- d. All final corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event;*
- e. Provision of half drain down times for all storage features within 24 hours;*
- f. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as swales, filter drains, ponds and lined permeable paving, where possible;*
- g. Silt traps for protection of any residual tanked elements; and*
- h. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*

REASON: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site, in accordance with the National Planning Policy Framework.”

“Condition 5 is worded as follows

No development above ground level (other than works of demolition) shall take place until details of the materials to be used in the construction of the external surfaces of the flat roof for the flatted block and the secure cycle and refuse & recycling store building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 6 is worded as follows

No development above ground level (other than works of demolition) shall take place until details of the height of the ‘bowtop rail fence’ on drawing number 1016.20.1A have been submitted to and approved in writing by the Local Planning Authority. This fence must then be implemented in accordance with the approved details prior to first occupation of the development and retained permanently thereafter.

REASON: In the interest of high quality design, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 7 is worded as follows

No development above ground level (other than works of demolition) shall take place until a scheme to protect future occupiers from noise due to transport sources has been submitted to and approved in writing by the Local Planning Authority, in accordance with the following requirements:

- a. Indoor ambient noise levels in living rooms and bedrooms should meet the standards within BS 8233:2014;*
- b. Internal LA_{max} levels should not exceed 45dB more than ten times a night in bedrooms;*
- c. If opening windows raise the internal noise levels above those within BS8233, alternative methods must be submitted for consideration*

(Passive systems and rates will be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment (other overheating assessments can be provided but will need to be agreed in writing by the local planning authority) conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that overheating will not occur. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the assessment. Mechanical ventilation should only be used as a last resort, once all other noise mitigation measures have been implemented (good acoustic design, orientation of sensitive rooms, bunds, noise barriers, passive systems or acoustic louvres). In such cases, the ventilation rates must meet those found within The Noise Insulation Regulations 1975).

- d. *Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level. If outdoor amenity areas cannot comply, then it must be shown through measurements that a suitable place is available within 5 minute walk from the development that complies with the amenity noise level.*

In terms of requirements (c) and ventilation, alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that the medium risk category is not exceeded. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the SAP Assessment.

The approved scheme must be implemented prior to first occupation of the development and must be fully adhered to in perpetuity with the development.

REASON: To ensure that future occupiers of the development are not subject to unacceptable levels of noise due to transport sources, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 8a is worded as follows

No development above ground level (excluding works of demolition) shall take place until a scheme setting out the arrangements for the delivery of accessible and adaptable housing is submitted to and approved in writing by the Local Planning Authority in accordance with the following requirements:

- a) *A schedule of units, together with appropriate plans and drawings, must be submitted to and be approved by the local planning authority setting out details of the number, layout and location of all units that will comply with part M4(2) of the Building Regulations 2010.*

REASON: To ensure that suitable housing is provided for households in need of accessible and wheelchair housing in accordance with Policies D1, and H10 of the Welwyn Hatfield District Plan 2005; Policy SP 7 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.”

“Condition 9 is worded as follows

No development above ground level (excluding works of demolition) shall take place until a Biodiversity Enhancement Scheme (BES) has been submitted to and approved in writing by the Local Planning Authority. The approved BES must be implemented prior to first occupation of the development and retained permanently thereafter.

REASON: To provide net gains for biodiversity in accordance in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 10 is worded as follows

No development above ground level (excluding works of demolition) shall take place until an Energy & Sustainability Statement has been submitted to and approved in writing by the local planning authority. This Statement must include measures to maximise energy conservation through the design of the buildings. The development shall be constructed in accordance with the agreed Statement and shall thereafter be maintained in the approved form.

REASON: To ensure that the development contributes towards sustainable development and energy efficiency in accordance with Policy R3 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 11 is worded as follows

Prior to above ground development of the secure cycle and refuse & recycling store building, details of wall climbing plants on the east elevation of this building must be submitted to and approved in writing by the Local Planning Authority. The approved details must be carried out in the first planting and seeding seasons following first occupation of the building. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To soften the appearance of secure cycle and refuse & recycling store building and its effect on the street-scene, in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.”

“Condition 16 is worded as follows

Prior to first occupation of the development, details of external lighting must be submitted to an approved in writing by the Local Planning Authority.

The external lighting scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting, and should be designed to minimise light spill, in particular directing light away from any boundary vegetation / trees to enable dark corridors to be used by wildlife as well as directing lighting away from potential roost / nesting sites.

The approved external lighting scheme must be installed prior to first occupation of the development and maintained in good working order in perpetuity with the development.

REASON: To help create a safe place and assist with the reduction of the fear of crime; to protect the living conditions of future occupiers and neighbouring properties in terms of light spill, and to protect wildlife, in accordance with Policies D1, D7, R11 and R20 of the Welwyn Hatfield District Plan 2005; and the National Planning Policy Framework.”

“Condition 17 is worded as follows

Prior to first occupation of the development, the following details must be submitted to and approved in writing by the Local Planning Authority:

- a) Details of bollards for the car parking spaces; and*
- b) A plan showing the location of bollards for each car parking space.*

The approved details must be implemented prior to first occupation of the development and retained permanently thereafter.

REASON: To help create a safe place and assist with the reduction of the fear of crime, in accordance with Policy D7 of the Welwyn Hatfield District Olan 2005 and the National Planning Policy Framework.”