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Date 10 June 2019

RE: 6/2019/0882/OUTLINE – Colesdale Farm, Northaw Road West, Northaw, Potters Bar, EN6 4QZ

Dear Elizabeth,

Thank you for your re-consultation in relation to the above planning application for the outline permission for residential development of site of up to 38 dwellings following demolition of the existing buildings and structures with all matters reserved apart from access, at Colesdale Farm, Northaw Road West, Northaw, Potters Bar, EN6 4QZ.

Following a review of the Flood Risk Assessment and Drainage Strategy prepared by EAS, job number 2088/2019, revision B, dated 9 April 2019 and the response letter produced by EAS, dated 20 May 2019, submitted in support of the above application, we can confirm we have no objection on flood risk grounds and advise the LPA that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy.

The drainage strategy is based upon permeable paving areas, attenuation pond and discharge into a main river. We note surface water calculations have been updated and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 40% for climate change with 2.3 l/s maximum discharge from the proposed development into the existing main river.

As the proposed scheme has yet to provide the final detail and in order to secure the principles of the current proposed scheme we recommend the following planning conditions to the LPA should planning permission be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy produced by EAS, drawing title

Proposed SuDS Layout, drawing number SK03, project number 2088, dated 16 May 2019 and the following mitigation measures detailed within the FRA:

1. 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 2.3 l/s during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a storage volume in permeable paving areas and attenuation pond.
3. Discharge of surface water from the private drainage network into Hempshill Brook.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

No development approved by this planning permission shall take place until a detailed surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The surface water drainage system shall be based on the submitted drainage strategy produced by EAS, drawing title Proposed SuDS Layout, drawing number SK03, project number 2088, dated 16 May 2019.

The surface water drainage scheme shall include:

1. Detailed, updated post-development calculations/modelling in relation to surface water for all rainfall events up to and including the 1 in 100 year return period, this must also include a +40% allowance for climate change.
2. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs, invert levels and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
3. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
4. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any

connecting pipe runs. This should include details regarding the connection into Hempshill Brook.

5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be fully implemented and subsequently 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

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future users.

Informative to the LPA

The LPA will need to satisfy itself that the proposed surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

For further guidance on HCC's policies on SuDS, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/>

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,

Julia Puton
SuDS Officer
Hertfordshire County Council