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Date 13 May 2019

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

Dear Elizabeth,

Thank you for your 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.

We understand this application seeks outline planning permission for a major development, and we have assessed the Flood Risk Assessment and Drainage Strategy prepared by EAS, job number 2088/2019, revision B, dated 9 April 2019, submitted to support to this application. However, the information provided to date does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development.

We therefore object to the grant of planning permission and recommend refusal on this basis for the following reasons.

Details of how surface water arising from a development is to be managed is required under the NPPF for all Major Planning Applications as amended within the NPPG from the 6 April 2015. Therefore for the LLFA to be able to advise the Local Planning Authority that there is no flood risk from surface water an application for outline planning permission should include the following:

1. Updated drainage strategy to include the final discharge rate limited to Greenfield run-off rates for the relevant rainfall event.
2. Updated drainage layout to include the entire proposed drainage scheme.
3. An agreement from the relevant landowner to cross their land to create a new surface water connection into a main river.

## **Overcoming our objection**

1. We acknowledge that the applicant has provided a drainage scheme for the proposed development. The strategy includes lined permeable paving with sub-base, attenuation pond and discharge into a new ditch with the final discharge into a main river running in the vicinity of the site.

We note that the applicant intends to limit the final surface water run-off discharge rate to 4.7 l/s from the impermeable area on the development site.

However, we would advise the applicant that the final discharge rate from the development site should be limited to Greenfield run-off rates for the relevant rainfall events.

2. We acknowledge that the applicant has submitted a drainage layout with indicated permeable paving storage areas and attenuation pond.

We would advise that the entire proposed surface water drainage network should be included on the layout.

Therefore, we would advise the applicant that the proposed new discharge connection from the site into a main river should be included on the drawing. Moreover, the proposed ditch running along the northern boundary of the site should be indicated on the drainage layout as well.

3. Based on the information included in the report, we understand that the land in the vicinity of the development site is under the same ownership. We would advise that evidence of the land ownership should be provided and submitted in support to this application.

Moreover, to secure the future drainage discharge mechanism, we would advise the applicant that an agreement from the landowner should be provided to cross their land and to undertake all necessary drainage works to create a positive discharge mechanism from the development site into the main river.

## **Informative to the LPA**

The applicant can overcome our objection by submitting information which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall, and gives priority to the use of sustainable drainage methods.

If this cannot be achieved we are likely to maintain our objection to the application.

We ask to be re-consulted when the amended surface drainage assessment will be submitted. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate surface water management scheme has been submitted.

Yours sincerely,

Julia Puton

SuDS Officer

Hertfordshire County Council