

Director of Environment & Infrastructure:
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Date 12 December 2019

RE: 6/2019/2760/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 34 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, reference 2088/2019, dated October 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.

We understand it is proposed to drain the site using the existing ditch at the northern boundary of the site, lined permeable paving for the internal road, footpaths and parking areas and an attenuation pond in the north-eastern corner of the site. The site is proposed to discharge to Hempshill Brook at the greenfield Qbar rate of 2.1l/s for all events up to and including the 1 in 100 + 40% climate change storm.

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 Flood Risk Assessment and Drainage Strategy prepared

by EAS, reference 2088/2019, dated October 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 2.1 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 total storage volume in attenuation pond.
3. Discharge of surface water from the private drainage network into Hempshill Brook east of the site.

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 will be based on the submitted Flood Risk Assessment and Drainage Strategy prepared by EAS, reference 2088/2019, dated October 2019.

The surface water drainage scheme should 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 and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan. This should also include details of the proposed mitigation measures at the north of the site.
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 the existing ordinary watercourse.
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.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk.

For further advice on what we expect to be contained within the FRA to support an outline planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage:

<http://www.hertfordshire.gov.uk/services/envplan/water/floods/surfacewaterdrainage/>

This link also includes HCC's policies on SuDS in Hertfordshire.

Informative to the LPA

We note that the proposed outfall to Hempshill Brook, a main river, would be in Flood Zone 3. Therefore, we advise that the LPA consult the Environment Agency regarding any requirements they may have for this application.

Please note if the LPA decides to grant planning permission we wish to be notified for our records.

Yours sincerely,

David Uncle
SuDS Officer
Environmental Resource Planning