

Director of Environment & Infrastructure:
Mark Kemp



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Date 06 April 2020

RE: 6/2020/0311/MAJ – Nyn Park, Well Road, Northaw, Potters Bar, EN6 4BS

Dear David,

Thank you for your consultation in relation to the above planning application for the engineering works comprising ground works and shaping of land to create a golf course (used only in conjunction with the Nyn Park Estate dwelling house) and erection of an associated single storey maintenance building at Nyn Park, Well Road, Northaw, Potters Bar, EN6 4BS.

We have reviewed the list of supporting documents and note that a surface water drainage strategy report has not been included. In the absence of a surface water drainage strategy, the flood risks resulting from the proposed development are unknown.

Therefore, we object to this application and recommend refusal of planning permission until a satisfactory surface water drainage strategy has been submitted.

Details for the management of surface water drainage is required under the NPPF for all Major Planning Applications as amended within the NPPG from the 6 April 2015. The applicant should therefore provide a surface water drainage strategy that includes the following:

1. A statement of compliance with the NPPF and NPPG policies, LPA local plan policies and HCC SuDS Guidance and Policies.
2. Anecdotal information on existing flood risk with reference to most up to date data and information.
3. Location and extent of any existing and potential flood risk from all sources including existing overland flow routes, groundwater, flooding from ordinary watercourses referring to the national EA fluvial (River) and surface water flood maps.
4. Evidence of ground conditions/ underlying geology, permeability including BRE Digest infiltration tests and topographical survey to metres AOD.
5. Detailed calculations of existing surface water storage volumes and flows.

6. Detailed post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change (for brownfield sites we require pre- and post-development run-off rates and volumes).
7. Full detailed drainage plan including location of SuDS measures, pipe runs and discharge points, informal flooding (no flooding to occur below and including the 1 in 30 Year rainfall return period). All drawings to be 'final' not 'preliminary' or 'draft'.
8. Detailed modelled outputs of flood extents and flow paths for a range of return periods up to the 1 in 100 year + climate change event and exceedance flow paths for surface water for events greater than the 1 in 100 year + climate change.
9. Full details of any required mitigation/ management measures of any identified source of flooding.
10. Evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and run-off rates.
11. Justification of SuDS selection.
12. Details of required maintenance of any SuDS features and structures and who will be adopting these features to the lifetime of the development.
13. Detailed assessment of the existing hydrological hierarchy and the existing surface water runoff catchments.

Overcoming our objection

Based on the impacted site area included within the red line boundary, the LLFA would consider it is a Major Development. Therefore, we require information of how the applicant intends to manage the surface water flows and volumes.

We note the applicant has submitted the Drainage Plan for construction drawing. However, this document does not provide sufficient information on surface water management and flood risk.

For the proposed building and compound yard, the applicant should explain if there is an existing system, how it works and if it is intended to be used. The applicant must demonstrate whether connect to the local surface water sewer that water company or the network owner accepts the proposed discharge rates. As the LLFA, we need to ensure that all the opportunities to improve the situation on site and in the surrounding of the development have been considered. This should be support by detailed information are outlined in the above points.

The applicant should also consider the wider impact of the proposed development and the proposed engineering works on the wider surface water management in the area. Therefore, full details of surface water management on the development site should be provided.

The existing hydrological characteristics and catchments should be identified. The proposed development should mimic the existing hierarchy.

We would like to highlight there are multiple ordinary watercourses located within the red line boundary of the proposed works. In principle these watercourses should be fully incorporated within the proposed development.

Any works proposed to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent from the Hertfordshire County Council under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of any planning permission. For further information and how to obtain our Land Drainage Consent forms please refer to our website. You can find there as well our most up to date Ordinary Watercourse Policies.

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

The LLFA has produced a surface water drainage advice webpage, which contains a Developers Checklist and Guide, HCC SuDS Policies and reference to other technical guidance. We ask that the LPA advises the applicant to review this information prior to submitting a surface water drainage strategy.

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

Informative to the LPA

As the LLFA, we would advise the LPA that a full Flood Risk Assessment and a drainage strategy should be submitted to support the proposed development. The proposed works will have a significant impact on the wider surface water management in the area and the neighbourhood.

The applicant can overcome our objection by submitting a surface drainage assessment 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 re-consultation. Our objection will be maintained until an adequate surface water strategy has been submitted.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council