

Director of Environment & Infrastructure:
Mark Kemp



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Lead Local Flood Authority
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Contact Julia Puton
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Date 23 September 2020

RE: 6/2020/1990/PN11 – Everest House, Sopers Road, Cuffley, Potters Bar, EN6 4SG

Dear Antoine,

Thank you for consulting us on the above application for prior notification for the change of use from office (B1A use class) to residential (C3 use class) to create no. 32 residential units at Everest House, Sopers Road, Cuffley, Potters Bar, EN6 4SG.

The development site is located in Flood Zone 1 and the site area is less than 1 hectare. Therefore, a formal Flood Risk Assessment is not required. However, considering a high risk surface water flow route crossing the development site, we would recommend the LPA to seek from the applicant details on surface water management.

At present no drainage strategy has been submitted. We would require plans that outline the existing drainage network to ensure that there is sufficient capacity within the system as well as evidence that, if discharging into a public sewer, the existing discharge connection has sufficient capacity and that the applicant has consent to discharge via this connection.

We, therefore, object to the proposed development and advise the LPA to seek the following information from the applicant.

Overcoming our Objection

1. Submission of a drainage strategy, including any proposed and existing drainage network, so that surface water flood risk on and off the site does not increase.
2. Inclusion of surface water storage features, preferably above ground storage features as opposed to below ground features, as the maintenance of above ground features is more easily managed over its lifetime.

3. Drainage strategy including discharge rates from the development site of pre-development greenfield runoff rate or as close as possible. This should also include post development calculations in relation to surface water carried out for all rainfall events up to and including the 1 in 100 year including an appropriate allowance for climate change.
4. Evidence that the existing discharge connection has sufficient capacity to accommodate any proposed discharge rates.
5. Drainage layout to include the existing drainage network on the site and any proposed changes.

For further advice on what we expect to be contained within the surface water drainage assessment, please refer to our Developers Guide and Checklist on our surface water drainage webpage:

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

Should the LPA require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA. Please note that if the LPA decides to grant planning permission we wish to be notified for our records.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council