

Director of Environment & Infrastructure:
Mark Kemp



Sukhdeep Jhooti
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
Herts,
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Lilly Varnham
Email FRMConsultations@hertfordshire.gov.uk

Date 14 December 2020

RE: 6/2020/2900/HOUSE - 3 Wilkins Green Lane Hatfield AL10 9RT

Dear Sukhdeep,

Thank you for consulting us on the above application for part conversion and proposed single storey rear extension and existing garage with insertion of roof lights at 3 Wilkins Green Lane Hatfield AL10 9RT.

The proposed development is for less than 10 dwellings covering less than 1 ha, we would therefore consider it a minor application, and therefore the LLFA is not a statutory consultee and we can only offer advice to the Local Planning Authority (LPA) to place them in a position to make their own decision regarding surface water and drainage.

We have reviewed the list of supporting documents and note that no information has been provided regarding surface water flood risk and the proposed SW drainage from the site. In the absence of a surface water drainage strategy, the flood risks resulting from the proposed development are unknown.

As we understand the proposed development site lies within Flood Zone 1, but does lie within close proximity to Flood Zone 2 and 3. Following a review of the National Risk of Flooding from Surface Water map, part of the proposed development site are at predicted risk from surface water (SW) flooding notably at the front of the property for the 1 in 30 year, 1 in 100 year and 1 in 1000 year rainfall event, however we do not hold any records of SW flooding in close proximity to the site.

Therefore, we would advise the LPA that we have no objection to the proposals.

Informative to the LPA

Please note if the LPA decides 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,

Lilly Varnham

Landscape / SuDS Officer
Environmental Resource Planning