

Director of Environment & Infrastructure:
Mark Kemp



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Lead Local Flood Authority
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Contact David Uncle
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Date 01 February 2021

RE: 6/2020/3451/MAJ – Wells Farm, Northaw Road, East Cuffley, Potters Bar, EN6 4RD

Dear Mark,

Thank you for your consultation on the demolition of existing buildings and erection of 14 dwellings at 6/2020/3451/MAJ – Wells Farm, Northaw Road, East Cuffley, Potters Bar, EN6 4RD

We have reviewed the Flood Risk Assessment project number 700200 Revision 02 dated December 2020 prepared by Jonsyn Ltd.

We understand it is proposed to discharge to the main river Hempshill Brook at a restricted rate 2.0l/s via an attenuation basin and swale. It is proposed to discharge from a swale to an existing surface water run on the site which may connect to existing outfalls to Hempshill Brook. A minimum attenuation volume of 188m³ is required.

Based on the information submitted in support of this application, we are not overly concerned with the strategy and in principle we are pleased with the proposed approach based on above-ground attenuation and discharge to the main river Hempshill Brook.

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.

1. Demonstration of feasible discharge.

Overcoming our objection

1. As above, we do not have serious concerns regarding the proposals, and we are pleased to have discussed the site with the applicant as part of our Surface Water

Advisory Service at the pre-application stage. We are also pleased that the applicant proposes to restrict the final discharge to 2.0l/s.

However, the applicant should demonstrate that the existing drainage on site does discharge to Hempshill Brook in this location and ensure the outfalls and existing pipework are in suitable condition. As per our pre-application advice, a CCTV survey should be submitted to demonstrate the feasibility of the discharge. If the CCTV survey indicates the existing system requires any repair/replacement activities, please also submit a remediation strategy.

Moreover, as per our pre-application advice as the discharge is within Flood Zone 3, the applicant should demonstrate that the proposed outfall level is above the 1 in 30 year flood level.

For further advice on what we expect to be contained within the FRA to support a planning application, 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/surface-water-drainage.aspx>

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

Informative to the LPA

We ask to be re-consulted with any additional information the applicant may submit. We will provide you with bespoke comments within 21 days of receiving a formal re-consultation. Our objection will be maintained until an adequate surface water drainage assessment has been submitted.

Please note that 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