

Director of Environment & Infrastructure:
Mark Kemp



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Date 01 June 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.

Therefore, we would recommend the following conditions.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment prepared by Jonsyn Ltd project number 700200 Revision 02 dated December 2020 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 l/s during the 1 in 100 year event plus 40% 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 minimum of 188 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale.
3. Discharge of surface water from the private drain into the Main River Hempshill Brook.

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 shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Confirmation of all relevant permissions for the discharge into a main river.
2. 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.
3. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times.
4. Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.
5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

Condition 3

Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

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

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