

28 June 2023



Ashley Ransom
Planning Department,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
AL8 6AE

Laura Fletcher-Gray
E [REDACTED]
[REDACTED]

33 Margaret Street
London W1G 0JD
T: + 44 (0) 20 7499 8644
F: + 44 (0) 20 7495 3773
savills.com

Via email: a.ransome@welhat.gov.uk

Dear Ashley,

**LAND TO THE NORTH EAST OF KING GEORGE V PLAYING FIELDS, NORTHAW ROAD EAST,
CUFFLEY, HERTFORDSHIRE, EN6 4RD
DISCHARGE OF CONDITION 19 OF OUTLINE PLANNING PERMISSION S6/2015/1342/PP**

I write on behalf of Bellway Homes (North London) Ltd to submit an application for the approval of details pursuant to Condition 19 (Flood Risk Assessment) of outline planning permission S6/2015/1342/PP. This application is a re-submission to discharge condition 19, following the refusal of application 6/2023/0445/COND. This application addresses the comments provided by the LLFA on 31.05.23 in respect of refused application 6/2023/0445/COND.

1. Description of Development

Outline planning permission was granted on the 31st March 2022 for the following development:

“Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms. “

Following approval of the outline application, an application for approval of Reserved Matters was subsequently submitted and approved on 10th March 2023 (LPA Ref No. 6/2022/1774/RM).

2. Conditions

The planning permission sets out several conditions which require the submission and approval of details by the Local Planning Authority.

Condition 19

“The development hereby permitted must be carried out in accordance with the approved Flood Risk Assessment prepared by Brookbanks reference 10710 FRA01 Rv0 dated 11 June 2021 and the following mitigation measures detailed within the Flood Risk Assessment:

a) 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 8.2 l/s during the 1 in 100 year event plus 40% climate change event.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD





b) 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 1,494 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale.

c) Discharge of surface water from the private drain into the ordinary watercourse south of the site.

The mitigation measures shall be fully implemented prior to occupation and maintained 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.”

3. Application Documents

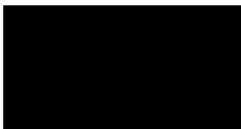
The application has been submitted online via the Planning Portal (Ref: PP-12273897) and comprises the following:

- Application form;
- Cover letter;
- Surface Water Drainage Report, prepared by Brookbanks; and
- Surface Water Flood Modelling Technical Note, prepared by Brookbanks.

A payment of £180.00 has been made to the Planning Portal to cover the application and administration fee.

I trust the enclosed is sufficient to promptly validate the application. However, should you have any queries, please do not hesitate to contact either myself or my colleague George Daniel [REDACTED] if you have any queries.

Yours sincerely,



Laura Fletcher-Gray
Associate Director

Enc. As listed
Cc F. Flaherty Bellway Homes (North London) Limited