

Director of Environment & Infrastructure:
Mark Kemp



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Date 24 April 2019

RE: 6/2019/0217/MAJ – Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG

Dear William,

Thank you for your consultation in relation to the above planning application for the conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, construction of 2 Gate Lodge dwellings, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure, at Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG.

We understand this application seeks full planning permission for a major development, and we have assessed the Drainage Strategy prepared by Peter Dann Limited, job number 10-8156, revision C, dated 17 December 2018 and the additional information submitted to support to this application. 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. Evidence of connectivity from the culvert into the ordinary watercourse

Overcoming our objection

As the LLFA, we are happy with the principle of the proposed drainage strategy. However, we note that the applicant has assumed the existence of a culvert, which is a final surface water discharge point from the site.

Therefore, we would advise that evidence of the positive connection from the culvert into the existing ordinary watercourse running on the other side of the road should be provided.

The applicant should provide a sufficient confirmation that the proposed discharge location has a feasible discharge mechanism and that this will not increase flood risk on site and in the area.

Informative to the LPA

We would strongly advise the LPA that the applicant should provide appropriate evidence of positive connectivity from the site into an assumed culvert. Without appropriate evidence we are unable to state that the proposed development will not increase flood risk on site and off site.

The applicant can overcome our objection by submitting information which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall, and gives priority to the use of sustainable drainage methods.

If this cannot be achieved we are likely to maintain our objection to the application.

We ask to be re-consulted when the amended surface drainage assessment will be submitted. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate surface water management scheme has been submitted.

Yours sincerely,

Julia Puton

SuDS Officer

Hertfordshire County Council