

Director of Environment & Infrastructure:
Mark Kemp



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Date 29 May 2019

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

Dear William,

Thank you for your re-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.

Following a review of the Drainage Strategy prepared by Peter Dann Limited, job number 10-8156, revision C, dated 17 December 2018, the response letter prepared by MTC Engineering, job reference MJB/2090, dated 4th April 2019 and additional information sent to the LPA, we can confirm that we, Hertfordshire County Council as the Lead Local Flood Authority are now in a position to remove our objection on flood risk grounds.

The drainage strategy is based upon dry swales, open attenuation pond and discharge into an ordinary watercourse. We note surface water calculations have been provided and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 40% for climate change with 12.8 l/s discharge to an ordinary watercourse.

The applicant should be aware that any works taking place within and/ or over the culvert or within 3 m of the top of bank of the ordinary watercourse will require prior written consent from the Hertfordshire County Council under Section 23 of the Land Drainage Act 1992. This includes any permanent and/ or temporary works regardless of any planning permission.

We therefore recommend the following conditions to the LPA should planning permission be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by MTC Engineering, drawing title Updated Drainage Layout, drawing number 2090-03, dated 3 April 2019 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 12.8 l/s during the 1 in 100 year event plus 40% of 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 1270 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation pond.
3. Discharge of surface water from the private drainage network into the ordinary watercourse.

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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Final, detailed drainage scheme including a detailed drainage layout and detailed calculations.
2. Detailed assessment of the culverted drainage connection from the site into the ordinary watercourse including CCTV survey to justify any additional maintenance and repair works needed prior implementation of the approved drainage scheme. If discharge to the Ordinary Watercourse of the surface water run-off generated from the site will not be feasible then an alternative discharge mechanism should be provided.

3. 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.
4. 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.

Informative to the LPA

The LPA will need to satisfy itself that the proposed surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

Please note if the LPA decide 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,

Julia Puton
SuDS Officer
Hertfordshire County Council