

Director of Environment & Infrastructure:  
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Date 11 May 2020

**RE: 6/2020/0736/COND – Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG**

Dear William,

Thank you for consulting us on the above application for the submission of details pursuant to condition 1 (surface water drainage scheme) and 5 (arboricultural method statement) on planning permission 6/2019/0217/MAJ at Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG.

In relation to condition 5 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

**Condition 1 states:**

*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:*

- a) Final, detailed drainage scheme including a detailed drainage layout and detailed calculations;*
- b) 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;*

*c) 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; and*

*d) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*

*The scheme shall be fully implemented and subsequently 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.*

*REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To comply with Policies R5 and R7 of the Welwyn Hatfield District Plan 2005 and in accordance with the National Planning Policy Framework 2019.*

We advise the LPA that the information submitted in support of condition 1 in relation to surface water does not comply with the requirements of the condition. Therefore, we recommend that the LPA do not discharge condition 1.

We note that a drainage layout has been submitted. We understand that at present there is an assumed connection to a sewage tank just north of the ordinary watercourse that is proposed to be removed/abandoned. Two existing manholes are unconfirmed if they are currently for foul or surface water, therefore the applicant should seek to clarify this. Furthermore, the applicant should confirm if the existing chamber towards the outfall is in operation. At this stage we would expect the drainage layout be final and confirm all remaining details.

Moreover, results of an assessment of the culverted drainage connection from the site into the ordinary watercourse including CCTV survey have still not been provided. Given the proposed discharge to an ordinary watercourse in unknown condition, we require evidence of a CCTV survey as per condition 1 confirming that the proposed culverted drainage section from the site to the ordinary watercourse is in suitable condition to convey flows from the development.

We understand that post-development calculations have been provided however lack half drain down times to the permanent water level for the pond feature.

We acknowledge the applicant has submitted the proposed drainage details drawing with indicated typical dry swale details, typical pond and other structures. We note as well, that detailed cross sections of the proposed pond have been submitted. However, inlet or outlet features have not been included.

We note that a management plan is now included.

### **Informative to the LPA**

The LPA will need to be satisfied that proposed drainage scheme will be maintained and managed for the lifetime of the development.

Should the LPA decide not to discharge condition 1 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Yours sincerely,

David Uncle  
SuDS Officer  
Environmental Resource Planning