

Director of Environment & Infrastructure:  
Mark Kemp



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Date 22 June 2020

**RE: 6/2020/1181/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) on planning permission 6/2019/0217/MAJ at Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG.

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 have reviewed the covering note and appendices prepared by Civilistix reference DRM/CIV/1-046 dated May 2020 submitted in support of this application.

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 are pleased that a drainage layout has been submitted.

Moreover, we are pleased the applicant has submitted the results of an assessment of the culverted drainage connection from the site into the ordinary watercourse including CCTV survey. We understand the CCTV survey reported the drains are in good condition with a slight build up of fibrous roots that will be cleared and jetted.

However, we understand the engineer was unable to feed the camera to the septic tank due to a "partial blockage" resulting from the amount of bends in the run. Therefore, it is not clear if there is a viable connection to the ordinary watercourse and septic tank. The applicant should therefore seek to clarify the connection to the watercourse and provide details of any necessary upgrades to the system to drain the development site adequately. We must be sure that the proposals will not result in flooding on third party land as a result of the culverted section.

The applicant has provided calculations for the 1 in 100 year + 40% climate change event including half drain down times for the attenuation basin. However, we note that half drain down time is 30.10 hours. We require half drain down times no greater than 24 hours. The applicant should therefore seek to provide detailed calculations demonstrating the system will manage for all storm events up to and including the 1 in 100 year + 40% climate change storm including half drain down times no greater than 24 hours. As a minimum, the applicant should demonstrate that the drainage system is designed to manage for the 1 in 100 year + climate change event followed by a 1 in 30 event within 24 hours.

Yours sincerely,

David Uncle  
SuDS Officer  
Environmental Resource Planning