

Director of Environment & Infrastructure:  
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Date 25 February 2021

**RE: 6/2020/3439/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 note we were previously consulted on the discharge of condition 1 as part of application 6/2020/1181/COND. It is now proposed to relocate and enlarge the proposed attenuation pond.

We advise the LPA that the information submitted in support of condition 1 in relation to surface water now does comply with the requirements of the condition. Therefore, we recommend that the LPA does discharge condition 1.

We are pleased that a drainage layout has been submitted with detailed post-development network calculations.

The applicant has confirmed that all surface water pipework is being replaced apart from the culverted section under the highway, which is to be reused. We understand this culvert will be fully cleared and jetted and will connect to a headwall to the ordinary watercourse.

We are pleased the applicant has demonstrated that the proposed network can manage for a 1 in 100 + 40% climate change storm followed by a 1 in 30 year event.

The applicant has also clarified that the eastern swale is to provide an exceedance flow function only and will not convey flows from the access road under normal circumstances. We would prefer this swale to provide surface water conveyance as a function of the site network thereby providing additional SuDS management and treatment, however we are happy the proposed pond will provide sufficient treatment according to the treatment indices.

### **Informative to the LPA/applicant**

The applicant should be aware that any works proposed to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent from the Lead Local Flood Authority under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of any planning permission.

Please note that if the LPA decides to discharge condition 1, we ask to be notified for our records.

Yours sincerely,

David Uncle

SuDS Officer  
Environmental Resource Planning