

Director of Environment & Infrastructure:  
Mark Kemp



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**Lead Local Flood Authority**  
**Post Point CHN 215**  
**Hertfordshire County Council**  
**County Hall, Pegs Lane**  
**HERTFORD SG13 8DN**

Contact David Uncle  
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Date 15 February 2021

**RE: 6/2021/0072/MAJ – Northaw House, Coopers Lane, Northaw, Potters Bar, EN6 4NG**

Dear William,

Thank you for consulting us on the repair, refurbishment and 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 new Gate Lodge dwellings, 4 new dwellings on the East Drive, 3 new dwellings within the Walled Garden, 7 new 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.

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 a 4.5 l/s discharge to an ordinary watercourse.

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. Full detailed drainage plan including location of SuDS measures, pipe runs and discharge points, informal flooding (no flooding to occur below and including the 1 in 30 Year rainfall return period).
2. Clarification of eastern access road drainage and swale.
3. Clarification of half drain down times.

## **Overcoming our objection**

1. We understand several units are proposed in the east of the site labelled 28 ED – 31 ED and 19 GL, however these are not indicated on the drainage strategy and it is not indicated how these areas will drain on the drainage strategy.

Therefore, as a full planning application the applicant should provide a full, detailed drainage strategy including these houses as part of the proposed development.

2. We note the surface water pipe runs in the eastern road (pipes 12.000 – 12.001). Please could the applicant clarify how runoff from this part of the system will receive SuDS management and treatment before entering the pond.

Please could the applicant also clarify how the swale north of this eastern road connects to the wider drainage network to be discharged.

3. The applicant has provided calculations for the 1 in 100 year + 40% climate change event and confirms that the basin size has been increased to provide a total volume of 1305 m<sup>3</sup>. The applicant has provided post-development network calculations including half drain down times indicating the basin will take approximately 27.13 hours to drain down to half during the 1 in 100 year + 40% climate change event.

However, we require half drain down times to be less than 24 hours or evidence that the proposed network can manage for a 1 in 100 + 40% climate change storm followed by a 1 in 30 year event.

## **Informative to the LPA**

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 grant planning permission we wish to be notified for our records.

Yours sincerely,

David Uncle  
SuDS Officer  
Environmental Resource Planning