

Ms Ashley Ransome
Local Planning Authority
Welwyn Hatfield Borough Council
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Lead Local Flood Authority
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County Hall, Pegs Lane
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Contact Jessica Christie
Email FRMConsultations@hertfordshire.gov.uk

Date 10 August 2023

Dear Ashley

RE: 6/2023/1352/VAR – Land to the North-East of King George V Playing Fields, Northaw Road, East Cuffley, Hertfordshire, EN6 4RD

Thank you for your consultation on the above site, received on 6 July 2023 for the submission of details pursuant to variation of condition 3 (Approved Parameter Plans), for planning permission S6/2015/1342/PP for the residential development of up to 121 dwellings, associated infrastructure, and a change of use from agricultural land to an extension of the King George V playing field.

We are unable to advise that there is sufficient technical information to support the application in relation to the wording of Condition 3. Clarifications and updates for the layout drawings, detailed design and drainage scheme is required.

Condition 3 States:

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The development/works shall not be started and completed other than in accordance with the approved plans and details:

- 10316-DR-04 Surface Water Drainage Strategy, 27 June 2015

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

We are aware that applications 6/2023/1346/COND and 6/2023/13547/COND, both related to this site, for the discharge of condition 6 (Surface Water Drainage) and condition 19 (Flood Risk Assessment) have also been submitted. The LLFA have reviewed the documents submitted as part of those applications and require additional updates before we are able to comment on how this relates to the documents submitted under this application. We highlight that layout, type of houses and finished floor levels drawings and information for the same development are different between Condition 3

and Condition 6 applications. This is causing confusion over which is the most up to date information and are the final design.

The updates required to discharge condition 6 (Surface Water Drainage) and condition 19 (Flood Risk Assessment) will likely result in significant changes to the drawing 'Surface Water Drainage Strategy (10316-DR-04) (27 June 2015)'.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, you should notify the us, the Lead Local Flood Authority, by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Jess

Jessica Christie
SuDS and Watercourses Support Officer
Growth & Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Surface Water Drainage Report (Rev 5), Prepared by Brookbanks, Ref: 10929/SWD rev4, 28 June 2023
- Finished Floor Levels (Rev A), Prepared by Brookbanks, Ref: 10929-SK-001, 25 May 2023.