

Director of Environment & Infrastructure:
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Date 08 July 2021

RE: S6/2015/1342/PP – Land to the North East of King George V Playing Fields, Northaw Road East, Cuffley, EN6 4RD

Dear Mark,

Thank you for your consultation on the proposed outline planning application for 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. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms at Land to the North East of King George V Playing Fields, Northaw Road East, Cuffley, EN6 4RD.

We have reviewed the Flood Risk Assessment prepared by Brookbanks reference 10710 FRA01 Rv0 dated 16 February 2021. We understand it is proposed to provide surface water attenuation in two detention basins providing up to 1,494 m³ of attenuation storage. Two discharge options are proposed. Option 1 proposes a split discharge through an outfall from each basin while Option 2 proposes that the westernmost detention basin will discharge to the eastern basin before a singular outfall to the ordinary watercourse south of site. A swale is proposed in the east of the site. Further source control measures are indicatively proposed for the site.

Therefore, we would recommend the following conditions to secure the principles of the strategy.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment prepared by Brookbanks reference 10710 FRA01 Rv0 dated 11 June 2021 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 8.2 l/s during the 1 in 100 year event plus 40% climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 1,494 m³ (or such storage volume agreed with the LLFA) of total storage volume in attenuation basin and swale.
3. Discharge of surface water from the private drain into the ordinary watercourse south of the site.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

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 drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. 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.
2. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times no greater than 24 hours.
3. Assessment of the surface water flow path and the volumes to be managed as part of the development.
4. Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.
5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

Condition 3

Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx>

This link also includes HCC's policies on SuDS in Hertfordshire.

Informative to the LPA/applicant

Please note 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. Information on ordinary watercourses can be found on the ordinary watercourses webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/ordinary-watercourses/ordinary-watercourses.aspx>

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
Flood Risk Management