

Director of Environment & Infrastructure:  
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Date 19 October 2020

**RE: 6/2020/2248/OUTLINE – Roundhouse Farm, Bullens Green Lane, Colney Heath**

Dear David,

Thank you for consulting us on the above application for the Outline permission for the erection of up to 100 dwellings, with all matters reserved except access at Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath.

Following a review of the Flood Risk Assessment and Drainage Strategy (prepared by Woods Hardwick, ref: 18770/FRA and DS, dated August 2020), we can confirm that we the Lead Local Flood Authority (LLFA) have no objection in principle on flood risk grounds and can advise the Local Planning Authority (LPA) that the proposed development site can be adequately drained and can mitigate any potential existing surface water flood risk if carried out in accordance with the submitted drainage strategy.

We note that the Environment Agency (EA) has provided comments (dated: 12.10.2020) on the application sent to St Albans District Council (5/2020/1992) and has required that in order to protect groundwater quality, no infiltration-based sustainable drainage systems should be constructed on land affected by contamination. In addition, infiltration tests have been carried out on site and determined that infiltration is not suitable at this location.

We understand that the applicant is therefore proposing to discharge surface water runoff from the development site to the existing Thames Water public surface sewer located in Bullens Green Lane to the north east of the site. Thames Water have provided confirmation that they have capacity within their surface water network for the proposed discharge rate of 9.3l/s as long as the phasing follows the timescales suggested.

We therefore recommend the following conditions to the LPA should planning permission be granted.

## **Condition 1**

The development permitted by this planning permission shall be carried out in accordance with the the Flood Risk Assessment and Drainage Strategy (prepared by Woods Hardwick, ref: 18770/FRA and DS, dated August 2020) and the following mitigation measures:

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 9.3 l/s during the 1 in 100 year event plus 40% of 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 total storage volume in two attenuation basins.
3. Discharge of surface water from the private drainage network into the Thames Water surface water sewer system located in Bullens Green Lane.

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 the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted the Flood Risk Assessment and Drainage Strategy (prepared by Woods Hardwick, ref: 18770/FRA and DS, dated August 2020). The scheme shall also include:

The surface water drainage scheme should include;

1. Detailed, updated post-development calculations/modelling in relation to surface water for all rainfall events up to and including the 1 in 100 year return period, this must also include a +40% allowance for climate change.
2. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.

3. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
4. 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. This should include details regarding the connection into the existing Thames Water surface water sewer.
5. 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**

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

### **Condition 3**

Upon completion of the drainage works for each site in accordance with the timing / phasing, 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 built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

### **Reason**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

### **Informative to the LPA**

We understand that the Environment Agency has provided comments on the application sent to St Albans District Council (5/2020/1992) and required no infiltration-based sustainable drainage systems constructed on land affected by contamination in order to protect groundwater quality. This is due to the proposed development site being located within Source Protection Zone 1 (SPZ1) and very close to the groundwater abstraction for the public water supply.

Please note if the LPA decides to grant planning permission we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Rosie Brown

Flood & Water Project Officer  
Environmental Resource Planning