

Director of Environment & Infrastructure:
Mark Kemp



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Contact David Uncle
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Date 13 September 2021

RE: 07/19/0200/F – Fairmead, 90 Cuffley Hill, Goffs Oak, Hertfordshire, EN7 5EX

Dear Peter,

Thank you for re-consulting us on the above application for the erection of 58 dwellings (17no. 2 bed, 14no. 3 bed, 22no. 4 bed, 1no. 5 bed) with associated infrastructure at Fairmead, 90 Cuffley Hill, Goffs Oak, Hertfordshire, EN7 5EX.

We previously recommended conditions following submission of the Flood Risk Assessment prepared by Ardent Consulting Engineers, reference 162101-03B, dated November 2019 in our letter dated 26 March 2020.

The applicant has submitted the following additional information in support of the application:

- Flood Risk Assessment prepared by Ardent Consulting Engineers, reference 162101-03C, dated July 2021.
- Drawings of the attenuation basins references 162101-022, 162101-023, 162101-024 and 162101-025.

Following our meeting on site in September 2019, we are satisfied that the proposed outfall ditch flows to the ordinary watercourse northwest of the site.

We understand it is proposed to provide surface water attenuation in two attenuation basins, providing a total of 1,067 m³ of attenuation volume. The eastern basin will discharge via the western basin to a swale in the west of the site via a flow control restricted to 3.3 l/s during the 1 in 1 year storm and 12.4 l/s during the 1 in 100 year storm, as proposed in the previously approved strategy.

As the previously approved strategy proposed 870 m³ of attenuation and the latest strategy increases this volume to 1,067 m³ with updates to the attenuation basins, we

therefore recommend the following updated 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 approved Flood Risk Assessment prepared by Ardent Consulting Engineers, reference 162101-03C, dated July 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 12.4 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 minimum of 1,067 m³ (or such storage volume agreed with the LLFA) of total storage volume in basins.
3. Discharge of surface water from the private drain into the ditch northwest 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

To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. 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. Detailed, updated post-development calculations and half drain down times in relation to surface water for all rainfall events up to and including the 1 in 100 year + 40% climate change return period.
3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

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

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

Informative to the LPA

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