

Amit Patel
Local Planning Authority
East Herts District Council
Wallfields
Pegs Lane
HERTFORDSHIRE
HP1 1DN

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN
www.hertfordshire.gov.uk

Contact Katherine Waters
Email FRMConsultations@hertfordshire.gov.uk

Date 10 May 2024

Dear Amit,

RE: 3/23/1447/OUT – Land East of the A10, Peasmead, Buntingford, Hertfordshire, SG9 9SF

Following the meeting between the appellant and ourselves, additional information has been submitted to address the concerns raised as part of our objection. Following a review of the revised information, received on 7th May 2024, the information is in accordance with NPPF, PPG and local planning policies WAT3, WAT4 and Wat 5 subject to the following conditions.

Condition 1

Prior to or in conjunction with the submission of each reserved matters application, in accordance with the submitted Outline Drainage Strategy Addendum (10537-WSP-SW-XX-RP-C-005 dated May 2024), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in conjunction with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- i. Surface water runoff rates will be attenuated to 1.52 l/s/ha of hardstanding, as stated within section 2.4 of the Drainage Strategy.
- ii. Provision of surface water source control features and attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change). An allowance of 10% urban creep shall be incorporated with the attenuation volumes for each phase.
- iii. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

- 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - 1% AEP (1 in 100 year) critical rainfall and the 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during these events will leave the site uncontrolled (including a 24hr pump failure) and remains safe.
- iv. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
 - v. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraphs 173,175 and 180 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Condition 2

Prior to or in conjunction with any reserved matters submission, a detailed design shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority for any proposed watercourse alteration. Details submitted for any proposed watercourse alteration must demonstrate there is adequate space for each watercourse to be naturalised and enhanced, how it is to be naturalised and enhanced, that flood risk is suitably managed for all storms up to and include the 1 in 100 (1%) AEP Annual Exceedance Probability plus climate change, that the proposed works do not increase flood risk to the surrounding area, that exceedance events of the channels do not impact the proposed development and that they are easily maintainable and accessible. The details shall include long sections and, cross sections of the proposed watercourses including details of any proposed crossings. The development shall then be constructed in accordance with the approved plans. Prior to the first occupation of the development, a detailed maintenance and management plan for all watercourses on site shall be submitted to and approved in writing by the Local Planning Authority and adhered to for the lifetime of the development.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Condition 3

Prior to the first occupation of the site, a maintenance and management plan for the entire surface water drainage system and any existing watercourses shall be submitted to and approved in writing by the Local Planning Authority. The maintenance and management plan shall cover the following:

- a. Who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
- b. Incorporate the as-built layouts and designs of all features and components including locations.
- c. What the maintenance and inspection requirements are of all aspects of the surface water system and ordinary watercourses and how these are to be carried out
- d. Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development.

The agreed maintenance and management plan shall thereafter remain in place for the lifetime of the development.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Condition 4

Development shall not commence until details and a method statement for any interim and temporary drainage measures during the site clearance and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved method statement unless alternative measures have been subsequently approved by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Condition 5

Prior to the first use of each phase of development of the site, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the approved surface water drainage scheme) has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control

mechanism and shall be undertaken by an independent surveyor. The verification report shall demonstrate that the surface water drainage system has been constructed in accordance with the approved details. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be submitted to and approved in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Kind Regards

Katherine Waters

SuDS and Watercourses Technical Specialist
Growth & Environment