

PROJECT TITLE: Land at Oakleigh Farm, Codicote Road, Welwyn
Report Reference: 19367
DATE: January 2025
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Land at Oakleigh Farm, Codicote Road, Welwyn Planning Ref: 6/2024/2017/MAJ & 23/0219/FP

This note relates to the cross boundary planning application made for Land at Oakleigh Farm, Codicote Road, Welwyn and has been prepared to support the discharge of Conditions 7 & 8 associated with Planning Reference: 6/2024/2017/MAJ (Welwyn Hatfield Borough Council) and the discharge of Conditions 18 & 19 associated with Planning Reference: 23/0219/FP (North Hertfordshire District Council).

WHBC Condition 7 & NHDC Condition 18

No development (except demolition and construction of the access road including vehicular access from Codicote Road) shall commence until details of all flood resilient and resistant measures have been submitted to and approved in writing by the local Planning Authority. The agreed measures shall then be installed and maintained in perpetuity.

In accordance with the NPPF, development should be appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly bought back to use with significant refurbishment.

As concluded in the approved Flood Risk Assessment, the application site is situated on land deemed as having less than 0.1% annual exceedance probability of flooding from rivers or the sea. The assessment also concluded that the site would not be at any significant risk of flooding from any other sources.

The proposed drainage strategy and hydraulic calculations demonstrate that all surface water would be suitably accommodated within the proposed onsite drainage system during all events up and including a 1 in 100 year plus 40% Climate change event with in excess of 1.35m of freeboard provided to finished floor levels. Should an exceedance event occur, any surface water flows would be directed south along the proposed access road and not towards the proposed dwellings.

The proposed development is therefore at a low risk of flooding by any means, and it is therefore not considered that any flood resilient or resistant mitigation measures are required.

Despite this, that patio areas have been designed to fall away from the dwellings subsequently directing flow away from dwellings, whilst land drains have also been provided where necessary to collect any surface water landing within the gardens themselves and convey this away from the proposed dwellings.

Full details of proposed external levels and exceedance routes are provided on the following drawings;

19367-OAKL-5-101 - Private Levels and Drainage Sheet 1_J
19367-OAKL-5-102 - Private Levels and Drainage Sheet 2_K

It is therefore considered that the risk of flooding has been adequately addressed in accordance with the NPPF.

WHBC Condition 8 & NHDC Condition 19

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No development (except demolition and construction of the access road including vehicular access from Codicote Road) shall commence until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (dated 23 September 2024, REF 19367/FRA and DS) and Drawings (dated 23 September 2024, REF 19367-OAKL-5-200 REV F / dated 13 May 2024, REF 19367-OAKL-5-201 REV E) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Please see enclosed construction drawings for the surface water drainage network. The entirety of the system will be discharging via infiltration, thus there are no flow control mechanisms proposed as all surface water will remain on site.

19367-OAKL-5-300 - Manhole Schedule_A
19367-OAKL-5-900 - Surface Water Construction Details_D
19367-OAKL-5-903 - Private Drainage Details_A