

## **23/02719/FP - Land At Oakleigh Farm, Codicote Road, Welwyn – Updates**

### **Update 1**

The Lead Local Flood Authority (LLFA) have provided formal comments on the application following the writing of the report, stating that they have no objections to the application.

These comments are on the website, and giving significant weight to the LLFA comments, it is confirmed that the proposal regarding drainage and flood risk is considered acceptable. Recommended Conditions 16, 17, and 18, are proposed to be removed. Recommended condition 19 in the report becomes recommended Condition 16 and additional conditions are proposed as per update 3 below.

### **Update 2**

Following the formal comments from the LLFA, section 6.0 Recommendation is amended to state that planning permission be granted subject to the following conditions and informatives, with a) of 6.1 not now necessary or needed.

### **Update 3**

In accordance with the LLFA response of 17 July 2024, their five recommended Conditions are to be added to the officer report, numbered from 17 to 21. The Conditions are:

17. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated November 2023, REF 19367/FRA and DS), Technical Notes (dated May, June and July, REF 19367) this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level, including the maximum design water levels in the surface water drainage infrastructure, and 150mm above the surrounding proposed external ground level on a Drainage Layout Plan unless otherwise first approved in writing by the Local Planning Authority. To comply with Policy NE8 of the Local Plan.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council.

18. Prior to the commencement of the development details of all flood resilient and resistant measures shall be submitted to and approved in writing by the local Planning Authority. The agreed measures shall then be installed and maintained in perpetuity.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan.

19. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be 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 November 2023, REF 19367/FRA and DS), Technical Notes (dated May, June and July, REF 19367) and Drawings (dated June 2024, REF 19367-OAKL-5-200 E) and remain 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.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of North Herts Council. To comply with Policy NE8 of the Local Plan.

20. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. a timetable for its implementation.
2. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
3. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

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 and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan.

21. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved in the Flood Risk Assessment (dated November 2023, REF 19367/FRA and DS), Technical Notes (dated May, June and July, REF 19367). Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval 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 with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts Council. To comply with Policy NE8 of the Local Plan.