

M Peacock
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2011/113319/01-L01
Your ref: S6/2011/1994/MA
Date: 8 November 2011

Dear Mr Peacock

Regeneration of Salisbury Square, Old Hatfield, Herts.

Thank you for your consultation email dated 13 October.

The redevelopment of Salisbury Square provides an ideal opportunity for the focal point of Old Hatfield to incorporate an exemplar Sustainable Drainage Systems (SuDS) scheme.

The planning application has been submitted with a Flood Risk Assessment (FRA) detailing how surface water will be drained from the site.

The FRA contains our pre-application correspondence. In our correspondence we stated that SuDS should be maximised throughout this development. This is in line with your Strategic Flood Risk Assessment (SFRA), in particular Table 9.3 and policies 10.3.1. Currently the proposal is mainly utilising tanked and piped solutions which are the least sustainable methods of providing surface water attenuation and are at the bottom of the SuDS hierarchy in your SFRA.

Green roofs have been ruled out in the FRA because of the proposed pitched roofs on the buildings, which is valid justification. It is not clear to us from the submitted drawings if the commercial units have any associated canopies or if the residential units have any outbuildings with flat roofs. If either of these are included in the proposal, green roofs would be ideal and we urge the applicant to include them wherever possible. Green roofs can be placed on relatively small areas of flat roof and still provide wider sustainability benefits and also greatly enhance biodiversity in the area.

The FRA states that there is no space for ponds to be provided. This is confusing because the development proposals show a relatively large open space on Salisbury Square to the rear of York House. This would be an ideal location for a pond. It would provide surface water attenuation, improve water quality and enhance biodiversity of the area. It could also act as a focal point of the square away from the shops and car parking areas.



The FRA also states that permeable paving is not appropriate at this site. This may be the case but the roads and car parking areas could be permeable with tanks underneath. This would significantly improve the quality of the water being discharged from the site in comparison to what will be discharged from the currently proposed drainage system.

The predicted life time of a residential development is 100 years so this may be the only opportunity to enhance biodiversity and water quality in the area for a long time. We would strongly urge you to take our comments on board and ask the applicant to amend the proposed drainage scheme so it is as sustainable as possible.

Please feel free to contact me if you have any queries.

Yours sincerely

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