

Mr David Elmore
Local Planning Authority
Welwyn Hatfield Borough Council
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Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Anna Mierzejewska
Email FRMConsultations@hertfordshire.gov.uk

Date 14 November 2022

Dear David,

**RE 6/2022/01853/MAJ - Eisai Europe Limited, European Knowledge Centre,
Mosquito Way, Hatfield, AL10 9SN**

Thank you for your re-consultation on 31 October for the construction of a 4,012sqm extension to the existing warehouse space (Use Class E) with associated plant and works including the relocation of a bicycle shelter, re-routed internal access road and landscaping at the Eisai Europe Limited site in Hatfield.

The application is to seek a full planning permission for the extension and redevelopment of existing commercial buildings / warehousing.

We have reviewed the additional information submitted by the applicant in support of the planning application and we note that the missing drainage strategy report has now been submitted. Based on the information provided we fail to see our previous comments being addressed in the proposed surface water drainage solutions for the site. The re-submitted Flood Risk Assessment report also fails to provide the additional information we have requested. Therefore, we **maintain our objection** to this planning application in the absence of an acceptable supporting information as listed in our objection letter dated 27 October 2022.

In order for the Lead Local Flood Authority to advise the relevant local planning authority that the proposal will comply with NPPF, where it will not increase flood risk to the site and / or elsewhere, plus provide appropriate sustainable drainage surface water management, **the information referred to in our previous comments and the following additional information are needed:**

- Based on the drainage strategy (DS) report submitted we note the proposed SuDS treatment using the Simple Index Approach provided in the DS Part 1 indicates that the proposed SuDS components fail to provide the sufficient treatment.

Also, the Table 4-7 Pollution Hazard Indices for the proposed development fail to consider the commercial/industrial roofing as one of the proposed land uses.

Therefore, the assessment is not in compliance with the SuDS Manual.

- It is still unclear how the proposed development is proposing to support amenity and biodiversity benefits.
- In the section 4.4.1 Option 1 of the DS Part 1 it is understood that the storage volume required from the geocellular storage may be in error and confirmation is required.
- Based on the proposed phasing plan (DS figure 2-3) it is unclear whether all relevant areas are included in the DS proposals in the Appendix D.

Informative and Advice

For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's policies on SuDS in Hertfordshire.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, you should notify the us, the Lead Local Flood Authority, by email at FRMConsultations@hertfordshire.gov.uk. This is for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Anna Mierzejewska
SuDS and Watercourses Support Officer
Environment and Transport

The following documents were reviewed by LLFA during preparation of this response:

- Drainage Strategy by AECOM Limited, Ref: ESL-ACM-XX-XX-RP-C-0002, dated 2 August 2022
- Flood Risk Assessment by AECOM Limited, Ref: ESL-ACM-XX-XX-RP-C-0001, dated 22 July 2022