

Mr David Elmore  
Local Planning Authority  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
AL8 6AE

**Lead Local Flood Authority**  
**Post Point CHN 215**  
**Hertfordshire County Council**  
**County Hall, Pegs Lane**  
**HERTFORD SG13 8DN**  
**[www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)**

Contact Anna Mierzejewska  
Email [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

Date 31 October 2023

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 the above site, received on 4 September 2023 on the above application 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. The applicant has provided an updated Flood Risk Assessment (rev. P03, dated 25 August 2023), a Drainage Strategy report (rev. P05, dated 23 August 2023) and a separate response to the LLFA's objections raised previously. This has followed the meeting held between the drainage consultant, AECOM, and the LLFA on 25 May 2023. The applicant has accounted for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy SADM 14: Flood Risk and Surface Water Management and SP 10: Sustainable design and construction.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy SADM14 and SP10 and we would **object** until such time that the details below are submitted for review.

### **Condition 1**

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Ref. ESL-ACM-CXX-XX-RP-C-0001, rev. P03 dated 25 August 2023), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

**Reason:** To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Welwyn Hatfield Borough Council.

### **Condition 2**

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, Drainage Strategy (Ref. ESL-ACM-CXX-XX-RP-C-0002, rev. P05 dated 23 August 2023) and Drawings (Ref. ESL-ACM-XX-ZZ\_DR\_C-0501, rev. P03, dated 23 August 2023) 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.

**Reason:** To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Welwyn Hatfield Borough Council.

### **Condition 3**

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:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. 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. Any reference to the FRA or Drainage Strategy documents should mention the most up to date revision of the report.

**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 Welwyn Hatfield Borough Council.

#### **Condition 4**

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 pursuant to condition 2. 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 Welwyn Hatfield Borough Council.

#### **Condition 5**

Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition 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. 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 Planning Authority

**Reason:** To prevent flooding and pollution offsite in accordance with the NPPF

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.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

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](mailto:FRMConsultations@hertfordshire.gov.uk).

Yours sincerely

Anna

Anna Mierzejewska  
SuDS and Watercourses Support Officer  
Growth & Environment

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment, by AECOM, Ref. ESL-ACM-CXX-XX-RP-C-0001, rev. P03 dated 25 August 2023
- Drainage Strategy, by AECOM, Ref. ESL-ACM-CXX-XX-RP-C-0002, rev. P05 dated 23 August 2023
- Meeting Minute with AECOM, dated 25 May 2023
- Applicants' response to the objections – excel documents