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**Lead Local Flood Authority
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County Hall, Pegs Lane
HERTFORD SG13 8DN**

Contact Tanvisha Bakhale
Email FRMConsultations@hertfordshire.gov.uk

Date 17 January 2023

Dear Raymond

**RE: 6/2022/2220/COND – Stadium Service Station, Stanborough Road, Welwyn
Garden City AL8 6XA**

Thank you for your consultation on the above site, received on 26 September 2022. We have reviewed the application as submitted.

It is understood that the applicant submitted a full planning application (planning reference: 6/2021/2260/FULL) for the redevelopment of an existing petrol station; including demolition of existing sales building, canopy link and car wash/jet washes, erection of a new sales building, provision of car parking spaces, provision of EV charging bays and associated plant, erection of a new bin store, retention of forecourt and canopy, and associated works in July 2021. It is understood that the full application was approved by way of a decision notice and subject to conditions on 14 June 2022.

We understand the applicant has submitted the above application for discharging Condition 1, 2, 5, 11 and 17 of the approved full planning application. The LLFA notes that Condition 5 and 11 do not relate to the LLFA. Therefore, the focus of the LLFA's response will be on Condition 1, 2 and 17, which are either linked directly or indirectly to flood risk, surface water management and drainage.

Condition 1 of planning application 6/2021/2260/FULL states the following:

'No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- a) Construction vehicle numbers, type, routing.
- b) Access arrangements to the site;

- c) *Traffic management requirements;*
- d) *Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);*
- e) *Siting and details of wheel washing facilities.*
- f) *Cleaning of site entrances, site tracks and the adjacent public highway;*
- g) *Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.*
- h) *Provision of sufficient on-site parking prior to commencement of construction activities;*
- i) *Post construction restoration/reinstatement of the working areas and temporary access to the public highway;*
- j) *where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;*
- k) *Phasing Plan.*

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and Policy SADM2 of the Emerging Welwyn Hatfield Local Plan 2016.'

Condition 2 of planning application 6/2021/2260/FULL states the following:

'No development shall take place until a detailed surface water drainage scheme for the site based on the principles of the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- 1) *An assessment with appropriate evidence to discharge surface water runoff from the development site into an existing into a public surface water sewer.*
- 2) *Final, detailed drainage layout plan showing all piped networks and SuDS features, identified invert levels, as well as a final discharge point into an existing ordinary watercourse or a public sewer. Should be updated in line with a final red line boundary of the development site.*
- 3) *Final network modelling based on an appropriate discharge mechanism for all rainfall events up to and including the 1 in 100 year rainfall including 40% for climate change allowance. As the final discharge rate 5 l/s should be considered. If a higher rate will be proposed, a strong technical justification will have to be provided.*
- 4) *Detailed engineered drawings of the proposed SuDS (permeable paving, swales, pond) and drainage features including cross and long section drawings, size, volume, depth and any inlet and outlet features details including any connecting pipe runs.*
- 5) *Details regarding any areas of informal flooding to be shown on a plan with estimated extent areas, flooding volumes and depths based on the proposed layout and topography of the site.*
- 6) *An assessment of any surface water runoff flows exceeding the designed 1 in 100 year event including 40% for climate change allowance.*

- 7) *Maintenance and management plan to include the final land ownership plan, arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site for the lifetime of the development and to protect the surrounding environment from flooding in accordance with Policies R7 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.'

Condition 17 of planning application 6/2021/2260/FULL states the following:

'No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.'

Recognising the above, we have assessed the information listed within the Annex (as below) to inform the following response. The following comments provided by the LLFA within the response below, relate solely to Condition 1, 2 and 17 of the approved full planning application (planning reference: 6/2021/2260/FULL).

Acknowledging the above, the information provided to date does not provide a suitable basis for an assessment to be made on the flood risk arising from the proposed development. In the absence of a suitable construction management plan and drainage design details, **we are not able to recommend the discharge of conditions 1 and 2 of the approved full planning application (planning reference: 6/2021/2260/FULL)** as information is still required to support the review. However, **we are able to recommend the discharge of Condition 17**. Therefore, the proposed development currently does not comply with NPPF and the following local policy:

- ***Policy SP 10 Sustainable design and construction***
- ***Policy SADM 14 Flood Risk and Surface Water Management***

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed:

Condition 1:

1. No information has been provided on the wheel washing facilities.

2. No information regarding the sediment management to prevent build up in the highway drainage network due to construction activities
3. No consideration of inclement weather in relation to the times of works and deliveries and further implications relating to the construction drainage arrangements.

Condition 2:

1. As per point 1, supplementary details relating to the proposed discharge location of surface water runoff from the proposed development site.
2. As per point 2 and 4, the applicant is required to provide finalised network modelling details, which they have not done.
3. As per point 3, justification surrounding the proposed discharge rates (litres/second) calculated for the proposed development has not been provided.
4. As per point 5 and 6, supplementary details relating to the detailed drainage plan prepared in aid of the proposed development need to be provided.

Overcoming our objections

Condition 1:

1. The LLFA requests information on the wheel washing facilities is provided relating to the proposed construction phase drainage management plan for the development.
2. The LLFA requires further information to be included in the construction phase drainage management plan relating to the sediment management to prevent it entering the highways drainage network and the potential actions the applicant would undertake to remove and sediment or pollutant should it enter the drainage network. This is to ensure there is no increase in flood risk to adjacent properties or the public highway.
3. The LLFA requires the CEMP should be reviewed and updated to include further details relating to the management of the temporary drainage and site works activities during inclement weather.

Condition 2:

1. Discussions provided within the Section 5.3 of the Surface Water Strategy Report indicates that disposal via infiltration has been discounted due to bedrock geology. The LLFA notes that no infiltration testing has been carried out onsite to determine whether infiltration is possible or not possibly due to the potential contaminates. There are no existing watercourses within the vicinity of the site.

Acknowledging the above, Section 5.3 of the Surface Water Strategy Report indicates that surface water flows will discharge to an existing combined sewer serving the site. However, Section 5.5 onwards and the Drainage Scheme drawing indicates that surface water flows will discharge to an existing public surface water sewer. The LLFA requires clarification on the discharge location for the surface water drainage from the site.

In addition to the above Section 5.6 provides some details relating to consultation with Thames Water regarding the discharge of flows into their network and a print screen of an email has been provided. However, there is no confirmation that Thames Water agree in principle to a connection in this location. The LLFA will require written evidence of this agreement in principle between Thames Water and the applicant.

2. The LLFA requests the applicant submits a plan with the modelled drainage network pipe numbers marked on to the proposed drainage plan. This is to provide clarification for the review of the proposed drainage design calculations. For clarification, the drainage plan (Dwg No: H15993-03, Rev: B) should be updated to show the pipe and manhole numbers, pipe lengths, pipe and manhole sizes, pipe gradients and invert/cover levels of all features proposed. . In addition, a detailed engineering drawing of the proposed SuDS (permeable paving, swales, pond) and drainage features must be submitted with the cross section, long section drawings, and plan views with details that include the size, volume, depth and any inlet and outlet levels and feature details.
3. A rate of 2 l/s is proposed. However, the applicant has provided no justification has of how this rate has been calculated. The LLFA requires the surface water runoff rate to be equal to the greenfield runoff rate.
4. Based Appendix C of the Surface Water Strategy Report, it is noted that the surface water drainage modelling/calculations carried out for the proposed development have been prepared using the Source Control module of MicroDrainage, rather than the detailed Network module.

Point 3 of Condition 2 of the approved full planning application requires the applicant to provide the surface water drainage modelling / calculations. These are required to demonstrate that the proposed drainage design is viable and will not increase flood risk. The proposed drainage design must comprise of a detailed drainage network, rather than the high-level attenuation volume calculations that have been submitted to date.

The surface water drainage modelling / calculations must be updated and resubmitted in support of the application. The modelling / calculations must use the latest FEH rainfall modelling approach, account for up-to-date climate change allowance and should include a plan showing pipework model numbering and network details. A summary of results should also be provided showing all the modelling criteria and summary network results for critical 100% annual exceedance probability (AEP) event, 50% AEP event, 3.33% AEP event, 3.33% AEP event plus climate change and 1% AEP event plus 40% climate change. The results must show the maximum water level, flow and velocity and details of any surface flooding anticipated.

The LLFA requires a clear plan showing the overland exceedance routes in the event of a failure of the drainage system for exceedance of the 1% AEP event plus 40% climate change. These plans must have the proposed external levels and finished floor levels of all buildings on-site.

Informative to the Lead Planning Authority

For further advice on what we expect to be contained within the Drainage Strategy to support a discharge of condition 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 permission to discharge Condition 1, 2 and 17 of the approved full planning application (planning reference: 6/2021/2260/FULL), you should notify us, the Lead Local Flood Authority, by email at FRMConsultations@hertfordshire.gov.uk. This will be for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the proposed development.

Yours sincerely

Tanvisha Bakhale
SuDS and Watercourses Support Officer
Environment & Transport and Sustainable Growth

Annex

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

- Report – Surface Water Strategy Report, (Rep No: H15993), (Rev: B), prepared by Marks Heeley Ltd, dated July 2022.
- Drawing – Drainage Scheme, (Dwg No: H15993-03), (Rev: B), prepared by Marks Heeley Ltd, dated 5 September 2022.
- Other – Construction Environment Management Plan (CEMP), (Doc No: CEMP/SHELLWELWYNGARDEN2022), prepared by Premier Forecourts and Construction Limited, dated 3 August 2022.