

Ashley Ransome
Local Planning Authority
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN
www.hertfordshire.gov.uk

Contact Flood Risk Management Team
Email FRMConsultations@hertfordshire.gov.uk

Date 31 January 2024

Dear Ms Ashley Ransome

**RE: 6/2023/2136/COND – Approval of details reserved by condition - Car Park
Salisbury Square Hatfield AL9 5AD**

Thank you for your consultation on the above site, received on 30 October 2023. We have reviewed the application as submitted and wish to make the following comments.

Condition 9 (surface water drainage) of application 6/2021/3422/MAJ is worded as follows;

“No development, other than demolition work, shall commence until details of a Surface Water Drainage Scheme that does not include infiltration has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.”

The LLFA advise that there **is not sufficient technical information** to support the application in relation to the wording for discharge of condition 9.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- No evidence of permission for sewer discharge.

The LLFA technical review includes;

1. A CCTV survey of the existing drainage network must be provided to confirm alignment, level, and existing connections to the surface water sewer passing through the site.
2. The applicant must provide written evidence from Thames Water of in principle permission to connect to the existing surface water sewer at the proposed discharge rate, prior to section S106 agreements.

Informative

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, 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.

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see [FEH22 - User Guide \(hydrosolutions.co.uk\)](#)). Both FEH 2013 and 2023 are currently accepted. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Sasha

Sasha Luff
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;

- RE: Discharge of Conditions Letter, Brooks Murray Architects, October 2023
- Discharge of Planning Conditions 7 & 9, Conisbee, September 2023, Rev. 1