

Environment Director & Chief Executive:
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Date 12 July 2017

RE: 6/2016/2675/MAJ - Queenswood School, Shepherds Way, Brookmans Park, Hatfield, AL9 6NS

Dear David,

Thank you for your re-consultation in relation to the above planning application for the erection of extension to existing sports hall, re cladding of existing roof and wall, following removal of existing mobile classrooms and increase parking provision from 85 to 102 approximately, at Queenswood School, Shepherds Way, Brookmans Park, Hatfield, AL9 6NS.

Following a review of the Surface Water Drainage Strategy produced by Richard Jackson Engineering Consultant, dated 13 April 2017 and additional information from a revision B, sent to the LPA, we can confirm that we Hertfordshire County Council as the Lead Local Flood Authority are now in a position to remove our objection on flood risk grounds.

The drainage strategy is based upon detention basin storage and discharge into ordinary watercourse by the existing outfall. We note surface water modelling have been updated and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 20% for climate change with 21 l/s discharge to ordinary watercourse.

We therefore recommend the following conditions to the LPA should planning permission be granted.

LLFA position

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Richard Jackson Engineering Consultant, dated 13 April 2017 and additional information from the revision B, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 21 l/s during the 1 in 100 year event plus 20% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus climate change event.
3. Discharge of surface water from the private drainage system into the ordinary watercourse.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

Reason

1. To prevent the increased risk of flooding, both on and off site.

Condition 3

Upon completion of the drainage works an updated management and maintenance plan for the all the SuDS features and structure must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

Informative to the LPA

The LPA will need to satisfy itself that the proposed underground surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the Applicant.

Please note if the LPA decide to grant planning permission we wished to be notified 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,

Julia Puton
SuDS Officer
Hertfordshire County Council