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Date 02 August 2017

**RE: 6/2017/0550/MAJ - Plot 6000 Land adjacent to Porsche Garage, Hatfield Avenue, Hatfield Business Park, Hatfield, AL10 9UA**

Dear Mark,

Thank you for your re-consultation in relation to the above planning application for the erection of a 75 bed elderly care home development (C2) with 20 parking bays and associated landscaping, at Plot 6000 Land adjacent to Porsche Garage, Hatfield Avenue, Hatfield Business Park, Hatfield, AL10 9UA.

Following a review of the Flood Risk Assessment & Development Drainage Strategy prepared by MJA Consulting, reference number CP/17/0248/5040, dated June 2017, Surface Water Strategy drawing, dated July 2017, drawing number SK601 and attenuation calculations for building and permeable paving, dated 26.07.2017, we can confirm that we, Hertfordshire County Council as the Lead Local Flood Authority, are now in a position to approve the scheme on flood risk grounds.

The drainage strategy is based upon underground attenuation, permeable paving storage and infiltration into the ground. We note that surface water calculations have been submitted and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 40% for climate change within 142 m<sup>3</sup> of storage and infiltration rate of 32.2 x 10<sup>-6</sup> m/s.

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 Strategy drawing, dated July 2017, drawing

number SK601 and the following mitigation measures detailed within the surface water drainage strategy:

1. 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 + climate change event providing a minimum of 142 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in attenuation tank and permeable paving areas (or similar).
2. Infiltration of surface water into the ground.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing 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. Infiltration tests in the exact place of proposed underground storage and permeable paving, conducted to BRE Digest 365 Standards.
2. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Final detailed management plan to 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**

We recommend the LPA to obtain a maintenance plan that explains and follows the manufacturer's recommendations for maintenance or that it follows the guidelines explained by The SuDS Manual. The maintenance of underground storage tanks and permeable paving storage must be appropriate to prevent the risk of failure or reduction of its capacity. Underground and any mechanical features are likely to carry a higher risk as a result of poor maintenance. A maintenance plan should also include an inspection timetable with long term action plans to be carried out to ensure efficient operation and prevent failure. For further guidance on the maintenance of SuDS components, please refer to the SuDS Manual by Ciria.

The LLFA agree with the proposed surface water drainage scheme in principal. As the scheme is based on infiltration of surface water into the ground, normally we would expect the Applicant to provide results of infiltration tests carried on site. However, we know that infiltration technique is feasible on Plot 6000, which is in the vicinity of the Land adjacent to Porsche Garage. Therefore, we do not have any objection to the proposed drainage scheme. However, during the site visit the LLFA noticed ponding area on the site. Therefore, we would advise the LPA to condition infiltration tests conducted to BRE Digest 365 Standards in the exact location of proposed infiltration features.

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