

Environment Director & Chief Executive:  
John Wood



Mr D Elmore  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

**Lead Local Flood Authority**  
**Post Point CHN 215**  
**Hertfordshire County Council**  
**County Hall, Pegs Lane**  
**HERTFORD SG13 8DN**

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Date 13 October 2017

**RE: 6/2017/2105/RM - Plot 4100 Gypsy Moth Avenue Hatfield Business Park, Hatfield**

Dear D Elmore,

Thank you for consulting us on the application for approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of two motor retail showrooms and valet building with associated parking and landscaping of the approved outline planning permission 6/2015/2043/OUTLINE, dated 05/07/2017.

As the Lead Local Flood Authority, we are statutory consultee on surface water drainage, and therefore we have no comments in relation to the approval of reserved matters for access, appearance, landscaping, layout and scale.

However we would advise the Local Planning Authority that approving the final details of the access, appearance, landscaping, layout and scale prior to the applicant providing a suitable and detailed surface water drainage strategy may compromise the delivering of an efficient drainage scheme that complies with the principles agreed at the outline stage.

Nevertheless we acknowledge that the applicant has provided a Flood Risk Assessment (ref 41753-001 September 2017 prepared by Eastwood& Partners) and we would then draw the attention of the LPA on that this FRA would be insufficient to discharge any condition related to surface water drainage matters.

In order for the LLFA to advise the LPA if the proposed development of the plot 4100 will comply with the overall outline application granted on 5 July 2016, details of how the agreed surface water discharge rate will be achieved should be submitted.

It would be useful if the FRA remind the key agreed figures for the plot, and it should demonstrate how the drainage scheme will achieved them. At the reserved matter approval stage the drainage strategy should be shown on a drawing underlain with the final layout and supported by appropriate calculations. The drainage plan should include location of SuDS measures, pipe runs and discharge points.

Please note if the LPA decide to grant planning we wished to be notified for our records. We would be happy to offer any further advice on any subsequent information related to surface water drainage.

Yours sincerely,

Claire Cassany

SuDS & flood risk team leader  
Environmental Resource Planning