

Environment Director & Chief Executive:
John Wood



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Date 04 April 2018

RE: 6/2018/0688/PN11 – Andre House, 19-25 Salisbury Square, Hatfield, AL9 5BT

Dear Mark,

Thank you for your consultation in relation to the above planning application for the prior approval for change of use of site and building from offices B1(a) to dwellinghouses (C3) to include the creation of 9 residential units, at Blackhorse House, 36 Salisbury Square, Hatfield, AL9 5DD.

The applicant has acknowledged that the development site lies within Flood Zone 1. However, no information has been provided in relation to surface water management. Without this information, the flood risks resulting from the proposed development are unknown. The absence of a surface water drainage strategy is therefore sufficient reason in itself for a refusal of planning permission.

Taking into account the existing high risk of flooding from surface water on the site, as an overland flow route is crossing the site, and the increase of the vulnerability of the proposed use for this site, a drainage strategy should be provided in support of the planning application.

The applicant should provide information about the current situation related to the surface water drainage management of the site, if they propose to make any changes to the current situation, and if so, what changes does the applicant propose. We expect the applicant to provide a surface water drainage strategy that demonstrates that there will be no increase in surface water run-off rates, that there will be no increase in surface water volumes and that there will be no increase in flood risk within the site and any opportunity for betterment should be explored.

In order for the Lead Local Flood Authority to advise the Local Planning Authority a surface water drainage assessment should be provided for all major applications of less than one hectare in flood zone 1, including a change of use in a development type to a

more vulnerable class, where they could be affected by sources of flooding other than rivers and the sea (e.g. surface water). As a minimum we would expect the following:

1. A full detailed drainage plan, including pipe runs, any required storage and discharge points, supported by appropriate calculations.
2. Evidence of a feasible discharge location; either by infiltration, discharge to watercourse or discharge to sewer.
3. Information relating to the existing drainage arrangements.
4. Where reutilising an existing connection to a surface water sewer, we would expect betterment to the rate, where this is not possible a technical justification should be provided.
5. Detailed calculations of existing/proposed surface water storage volumes and flows with initial post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change.

For further guidance on HCC's policies on SuDS, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/>

We ask to be re-consulted with the results of the surface water drainage assessment. We will provide you with bespoke comments within 21 days of receiving a formal re-consultation. Our objection will be maintained until an adequate surface water drainage assessment has been submitted.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council