

Chief Executive: John Wood



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Date 08 October 2018

RE: 6/2018/2241/FULL - Ocado Ltd, Gypsy Moth Avenue, Hatfield, AL10 9BD

Dear Lucy,

Thank you for consulting us on the above full planning application for the erection of an ancillary Vehicle Maintenance Unit (VMU) to serve the existing distribution unit (6/2018/2241/FULL).

The proposed VMU will be used for the purposes of maintaining and cleaning Ocado's fleet vehicles, with Ocado seeking an improved permanent facility from the existing temporary structure.

We have reviewed the information submitted by the applicant in support of the planning application including the Drainage Statement prepared by eireng. The Drainage Statement has considered the predicted area of flooding from surface water as shown on the Environment Agency Risk of Flooding from Surface Water maps and has demonstrated that the Finished Floor Level of the building should avoid any internal flooding.

We understand from the Drainage Statement that the proposal will not increase the impermeable area of the site. The statement also explains how the existing surface water drainage network currently works on site.

It is proposed to collect all rainwater from the site via downpipes which will arrive to a common manhole located at the south west corner of the proposed VMU. The surface water pipework will tie in with flow to an existing manhole located approximately 10m south east of the VMU. The receiving surface water sewer is 1050mm diameter. The existing Hydrobrakes which control the flow before discharging into Hatfield Business Park sewer network will remain in place, and as a consequence there is no change in terms of surface water flow into the existing connections.

The LLFA therefore does not have any objection to the proposed development.

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Informative to the LPA

Any hardstanding used for vehicle washing should go to the foul sewer network. The “As Built Drainage Layout” dated 27/11/00 in Appendix A shows the location of a “Vehicle wash overflow” and “Assumed location of future podwashing”. The Drainage Statement states that there is no foul drainage proposed as part of the VMU works. From the information shown in Appendix A it appears that the foul drainage is in place for these works, however the Drainage Statement states how no foul drainage works are proposed. The LPA should confirm that any wastewater from the VMU drains to the foul sewer network.

Yours sincerely,

Charlotte Kemp
SuDS & Watercourses Team Leader
Hertfordshire County Council