

Director of Environment & Infrastructure:
Mark Kemp



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Contact Julia Puton
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Date 05 June 2019

RE: 6/2019/1106/COND – The Stanborough, Stanborough Road, Welwyn Garden City, AL8 6DQ

Dear Clare,

Thank you for consulting us on the above application for the submission of details pursuant to condition 1 (submission of a detailed surface water drainage scheme for the Site) on planning application 6/2018/1922/FULL, at The Stanborough, Stanborough Road, Welwyn Garden City, AL8 6DQ.

Condition 1 states:

No development must 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 scheme must subsequently be implemented in accordance with the approved details before the development is completed.

This shall include as well:

- 1. Schedule of maintenance works of the private surface water sewer network on the site to be carried out to ensure that the existing network is able to serve the proposed drainage strategy and ensure a positive discharge into the public surface water sewer.*
- 2. Detailed drainage layout to include all the SuDS features, all pipe runs and invert levels included within the proposed drainage strategy for the entire development site within the red line boundary. This should consider proposed upgrade works of the existing network on the site.*
- 3. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.*

4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

(Reason - To prevent the increased risk of flooding, both on and off site)

We advise the LPA that the information submitted in support of condition 1 in relation to surface water does comply with the requirements set out in condition 1. Therefore, we recommend to the LPA to discharge condition 1.

We note that the applicant has submitted an updated drainage plan. Details of the proposed maintenance works have been provided. Detailed engineered drawings of the proposed SuDS features have been included as well.

Informative to the LPA

Please note if the LPA decide to discharge the condition we wish 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