

Director of Environment & Infrastructure:
Mark Kemp



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Date 26 February 2020

RE: 6/2019/1411/MAJ – Plot 5100, Mosquito Way, Hatfield Business Park, Hatfield, AL10 9WN

Dear David,

Thank you for your re-consultation in relation to the above planning application for the erection of a multi-franchise car dealership (sui generis use) with offices (B1 use class), workshops (B2 use class) and car storage (B8 use class), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access, at Plot 5100, Mosquito Way, Hatfield Business Park, Hatfield, AL10 9WN.

Following a review of the Flood Risk Assessment & Drainage Strategy prepared by Baynham Meikle Partnership Ltd, project reference JD/12690, report status 4th Issue, dated September 2019 and additional information submitted to the LPA, we can confirm that we Hertfordshire County Council as the Lead Local Flood Authority are now in a position to remove our objection on flood risk grounds.

The drainage strategy is based upon lined permeable paving with sub-base, underground tank storage, oversized pipes structures and discharge into Thames Water surface water sewer. We note surface water calculations have been provided and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 30% for climate change with 123 l/s discharge to the existing surface water sewer network.

We therefore recommend the following conditions to the LPA should planning permission be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the principles of surface water drainage assessment carried out by Baynham Meikle Partnership Ltd, project reference JD/12690, report status 4th Issue, dated September 2019:

1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed the surface water runoff rate of 123 l/s during the 1 in 100 year event plus 30% of climate change event.
2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year plus climate change event.
3. Discharge of surface water from the private drainage network into the existing Thames Water surface water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

1. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. Blue roofs, permeable paving areas and above ground storage structures should be considered within the development.
2. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features.
3. Final drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. Total storage volume provided within each storage structure should be identified.
4. 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.
5. 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

The LPA will need to satisfy itself that the proposed underground surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a detailed maintenance and adoption plan from the applicant.

Please note if the LPA decide to grant planning permission, 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