

Director of Environment & Infrastructure:
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Date 22 March 2021

RE: 6/2021/0505/COND – H R Owen, Mosquito Way, Hatfield, AL10 9WN

Dear David,

Thank you for your consultation in relation to the above planning application for the Submission of details pursuant to conditions 1 (construction management plan), 2 (surface water drainage) and 7 (details of foundation design of approval) on planning permission 6/2019/1411/MAJ at H R Owen, Mosquito Way, Hatfield, AL10 9WN.

In relation to conditions 1 and 7 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 2 states:

Development must not commence 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.

The scheme must include:

- a. 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;*
- b. 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;*
- c. 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;

d. 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;

e. 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 in accordance with the National Planning Policy Framework.

We advise the LPA that the information submitted in support of condition 2 in relation to surface water does not comply with the requirements set out in condition 2. Therefore, we recommend to the LPA not to discharge condition 2.

We acknowledge the applicant has provided a drainage strategy based on 122 l/s discharge, but with slightly updated network. Detailed modelling has been submitted to support the latest design.

However, no assessment of the provided treatment train has been provided. We would like to highlight that some drains or road gullies are connected directly into the underground network.

An updated drainage layout has been provided. It seems like the latest drainage strategy drawing does not fit with the submitted Location and Block Plan drawing number S-001 revision C, which in our understanding is the latest layout plan proposed. Therefore, the applicant should clarify that.

The drainage layout indicates multiple connections from green spaces and tree pits. Based on the original design, those spaces were designed as permeable. Therefore, the applicant should clarify if those areas have been included in the positively drained area in the model. Moreover, overall actively drained area within the entire development site should be identified.

At SMH26 it seems to be an additional connection provided. It should be clarified what this is and the final connection into the existing Thames Water drainage network should be identified.

We would like to remind that no surface water drainage should be provided beneath a building. Connection between SMH15 and SMH17 should be clarified.

In addition, in the north western part of the site we have noticed that rainwater pipes are proposed to discharge at flood level. We would like to advise that appropriate connections into the wider network should be provided. No discharge to impermeable surface will be allowed.

At the front of the site, to the left from the access road, looks like an updated layout is being considered with multiple perforated land drainage pipes. It should be clarified what will be drained at this location, as at this point it is very unclear.

The applicant has provided detailed engineered drawings some of the proposed SuDS features. However, we understand that geocellular storage has been removed and Turbosider has been proposed instead. Therefore, the provided drainage details should be updated and full design of the Turbosider should be provided.

Moreover, the applicant submitted an old maintenance plan, as again geocellular storage is included. It should be updated to include the latest proposal of Turbosider storage structure.

We would like to remind that all updates should be appropriately indicated in the drainage modelling and on the drainage layout.

Informative to the LPA

Should the LPA decide not to discharge condition 2 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council