

Director of Environment & Transport:
Mark Kemp



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Lead Local Flood Authority
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Contact Keely Tizzard
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Date 25 April 2022

RE: 6/2021/3422/MAJ - Salisbury Square, Hatfield, AL9 5AD

Dear Ashley,

Thank you for consulting us on the above application for the Erection of 1 x building containing 3 x flats, 11 x offices and 1 x retail unit (Use Class E), erection of 5 x terrace houses with parking and associated works, involving demolition of existing shopping parade with 7 x maisonettes above, alterations to existing parking area and erection of a parking area at Salisbury Square, Hatfield, AL9 5AD.

The applicant has provided the following information in support of the application:

- Surface and Foul Water Drainage Strategy Report carried out by WSP Gascoyne Estates Ltd reference 8003-WSP-ZZ-RP-D-0001-P02 dated November 2021.

LLFA position

We have reviewed the information submitted by the applicant in support of the planning application. However, the information provided to date does not provide a suitable basis for an assessment to be made of the flood risk arising from the proposed development. Therefore, we object to the grant of planning permission.

Reasons

In order for the Lead Local Flood Authority to advise the relevant Local Planning Authority that the site will not increase flood risk to the site and elsewhere and can provide appropriate sustainable drainage techniques the following information is needed:

- 1) Suitable Drainage Strategy including assessment of the SuDS hierarchy
- 2) Clarification of flood risk to the site
- 3) Provision of greenfield run-off rates for catchment 1
- 4) Clarification of car park drainage

5) Confirmation from Thames Water that they are satisfied with the proposed rates

Details of how surface water arising from a development is to be managed is required under the NPPF for all Major Planning Applications as amended within the NPPG from the 6 April 2015.

Overcoming our objection

In order to overcome our objection, please see the detailed comments below:

We note that the site is not proposed to infiltrate due to existing ground conditions. Therefore, it has been proposed to discharge into existing surface water sewers within the vicinity of the site. However, there is an ordinary watercourse located on the north western boundary which has not been referenced. We would advise the applicant to assess the discharge into an ordinary watercourse prior to discharge to sewer following the SuDS hierarchy for surface water discharge.

As mentioned in the surface and foul water drainage strategy report, the site is deemed to be at low, medium and high risk of surface water flooding. We require further clarification establishing the location/extent of any existing and potential surface water flood risk alongside surface water flood maps. In areas where flooding from surface water is identified, we require clarification on the mitigation methods used to overcome this to ensure there is no increase in flooding both on and off site from the proposed development.

We also require detailed calculations of existing surface water storage volumes and flows. These should be carried out for the whole surface area of the site measuring 0.49 hectares. 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.

The LLFA require evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and runoff rates. We would strongly recommend that the runoff rate for catchment 1 is revised in order to get this as close to the pre-developed, greenfield run off rates as possible. Whilst we understand there is a betterment to the existing discharge rate, the LLFA would urge for this to be reduced as much as feasibly possible when creating a new drainage strategy for the site.

We require further clarification on the current method of discharge from the car park at the north of the site which is proposed to drain as per existing arrangement.

For further advice on what we expect to be contained within the FRA to support an outline planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage

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

This link also includes HCC's policies on SuDS in Hertfordshire.

www.hertfordshire.gov.uk

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

Keely Tizzard
SuDS Officer
Environment & Transport