

Environment Director & Chief Executive:
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Date 15 December 2017

RE: 6/2017/2625/COND – Plot 4100 Gypsy Moth Avenue, Hatfield Business Park, Hatfield, AL10 9UH

Dear David,

Thank you for re-consulting us on the above planning application for the Submission of details pursuant to conditions: 5 (details of new roads, accesses, cycleways and footpaths), 6 (Surface water drainage scheme), 7 (site investigation), 9 (Reptile Survey), 12 (details of floor lighting and external lighting) and 13 (details of open storage) on planning permission 6/2015/2043/OUTLINE dated 05/07/16, at Plot 4100 Gypsy Moth Avenue, Hatfield Business Park, Hatfield, AL10 9UH.

In relation to conditions 5, 7, 9, 12 and 13 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 6 states:

Prior to the commencement of the development of any plot hereby permitted, a detailed surface water drainage scheme for the plot's site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, must be submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development must not be carried out other than in accordance with the approved scheme. The drainage scheme must include:

- a) *Detailed surface water run-off and volume calculations for a range of rainfall events, up to and including the 1:100 year plus climate change allowance, are required within*

the surface water drainage assessment, which ensures that the site has the capacity to accommodate all rainfall events up to 1:100 year (+30% CC).

- b) Exploration of the feasibility of above ground SuDS measures.*
- c) Maintenance and adoption of all SuDS measures.*
- d) Written confirmation by the owner of the surface water sewer network accepting the proposed discharge rates.*

REASON: To reduce the risk and impact of flooding by ensuring the satisfactory disposal of surface water from the site and to ensure surface water can be managed in a sustainable manner in accordance with Policy R7, R9 and R10 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

We advise the LPA that the information submitted in support of Condition 6 in relation to surface water does not demonstrate the proposed development site can be adequately drained. Therefore, we recommend to the LPA not to discharge Condition 6.

As this is a discharge of conditions stage, we would expect the applicant to provide a full detailed drainage strategy. Locations of the proposed SuDS features should not be assumed only.

The applicant has provided surface water run-off and volume calculations for the 1 in 100 year event plus climate change allowance. However, we require that 100% of the contribution area should be included within the modelling, not 80% as assumed by the applicant.

The applicant should provide an explanation of the proposed drainage scheme and how it works. It is not clear whether the proposed attenuation tanks will be offline features.

The applicant did not fully explore the feasibility of above ground SuDS measures. We understand that infiltration is not feasible on the site. However, the applicant could explore the usage of above ground lined features, which could be included within the proposed drainage strategy.

Maintenance and adoption of all SuDS measures have not been provided.

The applicant did not provide the written confirmation by the owner of the surface water sewer network that they are accepting the proposed discharge rates.

Informative to the LPA

The LPA will need to be satisfied that proposed drainage scheme will be maintained and managed for the lifetime of the development.

Should the LPA decide not to discharge Condition 6 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Please note if the LPA decide to grant planning permission we wished 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