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Date 11 February 2022

**RE: 6/2021/2125/MAJ – Hertfordshire Constabulary, Stanborough Road, Welwyn
Garden City, AL8 6XF**

Dear Louise,

Thank you for consulting us on the above application for the partial redevelopment of the Hertfordshire Constabulary Headquarters site at Hertfordshire Constabulary, Stanborough Road, Welwyn Garden City, AL8 6XF

- Flood Risk Assessment produced by Aecom Limited, Project No. 60600329 Revision 01, Reference HCHQ-ACM-XX-XX-RP-CE-000001, dated June 2021
- Drainage Strategy produced by Aecom Limited, Project No. 60600329 Revision P01, Reference HCHM-ACM-XX-XX-RP-CE-000002, dated June 2021
- Proposed Site Plan Gosling Sports Park produced by Vincent Gorbing, Drawing Reference. HCHQ-VGA-XX-XX-DR-AR-00118 Rev PL01, dated July 2021
- Proposed Site Plan Phase 1 Decant Building produced by Vincent Gorbing, Drawing Reference HCHQ-VGA-XX-XX-DR-AR-00116 Rev PL01, dated July 2021
- Proposed Site Plan Phase 2 Headquarters Building produced by Vincent Gorbing, Drawing Reference. HCHQ-VGA-XX-XX-DR-AR-00117 Rev PL01, dated July 2021
- Proposed Site Plan Phase 3 Complete produced by Vincent Gorbing, Drawing Reference HCHQ-VGA-XX-XX-DR-AR-00115 Rev PL01, dated July 2021

Following a review of the submitted information the LLFA offer the following comments:

It is understood that the surface water drainage scheme for the proposed development utilises infiltration for the 1.4 ha of external paved areas and an attenuated surface water system that collects roof runoff and any other areas not utilising infiltration. The attenuation system will make use of an existing attenuation pond that is to be increased, with an ultimate discharge into a Thames Water sewer network through an existing connection. It is noted that where necessary underground attenuation will be provided, whilst this in principle would be acceptable priority must be given to above ground methods for surface water attenuation.

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We understand that it is proposed to utilise infiltration as a means of surface water discharge for the external paved and car parking areas. We note that no infiltration testing has been conducted. We would expect the applicant to submit BRE Digest 365 compliant infiltration testing to confirm that infiltration is a viable method of surface water discharge.

It is noted that there are two discharge locations for the areas not proposed to infiltrate. A new connection is proposed into an existing network at a restricted rate of 1.39 l/s and an existing connection into the attenuation pond with a restricted rate of 4.61 l/s. It should be highlighted how it is proposed to restrict the rate into the attenuation pond.

We note that a proposed Contractors Haul Road has been included in the proposals, whilst in principle this is acceptable the road should be actively drained. It should also be clarified as to whether the haul road is to be temporary during the construction period or a permanent feature.

We therefore advise the LPA that we have no objection to the proposed development and suggest the following conditions be implemented to secure the drainage scheme and the additional information to be required at a later stage.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the principles of the approved Drainage Statement produced by Wormald Burrows Partnership Limited, reference E3846-MA-Drainage Statement – Rev1, dated May 2021 and the following mitigation measures:

1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed an overall rate of 6 l/s for the proposed new development for all rainfall events up to and including the 1 in 100 year plus 40% climate change event.
2. Providing storage in, permeable paving, individual crate soakaways and the existing increased attenuation basin 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. The surface water from the site will discharge from a private network to either the ground and sewer network or to the sewer network only.

The drainage scheme 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

To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site. 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 principles set out in the approved Drainage Report produced by Aecom, Project No 60600329 Ref HCHQ-ACM-XX-XX-RP-CE-000002, dated 15 June 2021, 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. The scheme shall include:

1. Final infiltration testing to be conducted to BRE Digest 365 Standards at the exact location and depth of the proposed infiltration features.
2. A final detailed drainage plan including the location and provided volumes of all SuDS features, pipe runs, invert levels and discharge points. It should be highlighted where the restriction devices to limit the surface water discharge are to be located. If there are any areas to be designated for informal flooding these should be shown on a detailed site plan.
3. Based on the obtained infiltration testing results, final, detailed post development calculations/modelling in relation to surface water for all rainfall events up to and including the 1 in 100-year return period including a + 40% allowance for climate change. Half drain down times of all SuDS structures have to be clarified and should be obtained at below 24 hours.
4. Full assessment of proposed SuDS treatment and management stages for all surface water runoff from the proposed development including the haul road.
5. 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.
6. Clarification around lifetime of the proposed construction haul road whether it is a temporary feature to be used during construction or a permanent feature. The road will need to be positively drained during its lifetime.

Reason

To prevent the increased risk of flooding, both on and off site.

Condition 3

Upon completion of the drainage works, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Please note that if the LPA decides to grant this planning permission we wish to be notified for our records.

Yours sincerely,

Adam Rumble
Landscape / SuDS Officer
Environment and Transport