

Director of Environment & Infrastructure:
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Date 15 April 2021

**RE: Surface Water Advisory Service – Hertfordshire Constabulary HQ,
Stanborough Road, Welwyn Garden City, AL8 6XF**

Dear Carl,

Thank you for your Surface Water Advisory Service enquiry for the proposed development at Hertfordshire Constabulary HQ, Stanborough Road, Welwyn Garden City, AL8 6XF. The development proposals comprise construction of a new HQ building and support building following demolition of a number of existing buildings which are at the end of their life and no longer fit for purpose.

Following a review of the submitted documents, the site visit and the meeting held on 4th April 2021 we offer the applicant the following advice.

We note the inclusion of tanked storage as a means of providing additional attenuation volumes. Whilst in principle this is acceptable, we would expect to see the applicant provide adequate justification that all other methods of storage have been assessed.

We note that it is proposed to use the existing pond feature, with a proposed extension to accommodate the additional attenuation volume that is required. We note it was discussed in the meeting that a sediment forebay be added to the outfall from the car parking area into the pond feature to provide a treatment stage for the application.

We note that whilst on site we saw no evidence of a restriction device on the outlet pipe located in the existing pond feature. As the applicant intends to use this feature to discharge the surface water run-off for the development, we would expect the overall discharge to be restricted and the location of the restriction device to be highlighted. We would expect the applicant to restrict the discharge rate of the proposed development down to the Qbar for the site.

We note that the discharge goes through a Thames Water Surface Water sewer before finally discharging into the Stanborough Lakes. We would therefore advise the applicant

that a pre-planning enquiry should be submitted to Thames Water to ensure that they accept the additional discharge into their asset.

We acknowledge that in the meeting it was discussed that there was a potential for some infiltration to occur on site. We would expect the applicant to conduct infiltration testing to BRE Digest 365 Standard as evidence that infiltration is a feasible method of surface water discharge.

We note from the meeting that there is a potential for a phased development for the site, this could also be the case for the drainage scheme for the site. When the application is submitted to the Local Planning Authority should phasing considered for the application this should be made clear.

For the final submitted drainage strategy to provide a suitable basis for assessment the following information will need to be included with the final application details:

1. Statement of compliance with the NPPF and NPPG policies, LPS local plan and HCC SuDS Guidance and Policies.
2. Establish local/extent of any existing and potential flood risk from all sources including existing overland flow routes, groundwater, flooding from ordinary watercourse referring to the national EA fluvial (River) and surface water flood maps.
3. Detailed calculations of existing surface water storage volumes and flows. Detailed 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 + 40% climate change allowance.
4. Full detailed drainage plan including location of SuDS measures, pipe runs and discharge locations, informal flooding (no flooding to occur below and including the 1 in 30-year rainfall return period). All drawings to be 'final' not 'preliminary' or 'draft'.
5. Detailed modelled outputs of flood extents and flow paths for a range of return periods up to and including the 1 in 100 year plus 40% climate change event and exceedance flow paths for surface water for events greater than the 1 in 100 year plus 40% climate change event.
6. Full details of any required mitigation/management measures of any identified source of flooding.
7. Justification of SuDS selection and identify opportunities to improve flood risk directly by the development site or contribution to local flood risk schemes where appropriate.
8. Details of required maintenance of any SuDS features and structures and who will be adopting these features for the lifetime of the development.
9. Thames Water Agreement that they accept the proposed additional discharge rate and volume into their asset.

For further advice on what we expect to be contained within the FRA to support a 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/surface-water-drainage.aspx>

Please note

www.hertfordshire.gov.uk

Any advice given by Flood Risk Officers for pre-application enquiries does not constitute a formal response or decision with regards to future planning consents. This decision is the responsibility of the relevant local planning authority.

Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the relevant local planning authority. The Flood Risk Management Team cannot guarantee that new issues will not be raised following submission of a planning application and consultation upon it.

You should be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the advice note will be taken into account by the Flood Risk Management Team in consideration of any future related formal planning application, subject to the provision that circumstances, and information may change or come to light that could alter the response.

It should be noted that the consideration given to pre-application advice may decline over time where more up to date data, new information and any change to industry best practice and national policy may occur.

Yours sincerely,

Adam Rumble
Landscape / SuDS Officer
Environmental Resource Planning