



██████████
Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD
SG13 8DN

31 May 2022

CONFIDENTIAL

Dear ██████████,

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

We are aware that Hertfordshire County Council, as the Lead Local Flood Authority (LLFA), issued a holding objection to the Planning Application for 6/2021/3422/MAJ – Salisbury Square, Hatfield in April 2022. Specifically, the reason provided was;

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.

In response we would like to address each of the points raised in turn;

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.



We understand the watercourse referenced to be the existing watercourse/drain shown in the Welwyn-Hatfield Strategic Flood Risk Assessment, this watercourse lies outside of the development boundary, and it is not practicable to make a connection as it would require crossing of land outside of our control. The A1000 sits between the site and the watercourse and levels appear to be raised in relation to the site, therefore making connectivity impractical regardless of third party land. The watercourse has been indicated in the Drainage Strategy drawing in appendix G of the FRA.

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.

Please refer to section 2.6 of the FRA enclosed for detail on the surface water flood risk, including mapping indicating the extents of the EA Risk of Flooding from Surface Water for different return periods. All surface water arising from the site will be captured within the proposed drainage system and attenuated for all events up to and including the 1 in 100 year plus climate change event. This is a betterment over the existing regime which has no known attenuation. Under the proposals the capture of surface water and controlled rates of discharge will improve on-site flood risk, and flood risk off-site will not be exacerbated.

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

No known attenuation currently exists within the site, please refer to section 5.3 of the FRA for assessment of the pre-development site run-off rates for the entire 0.49 ha. Section 5.3 also details proposed attenuation volumes and post-development flows, modelling results can be found in appendix H.

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.

Correspondence from Thames Water confirming capacity for the proposed flows within their network can be found in appendix J of the FRA. The flow control for Catchment 1 has been revised to a maximum of the 1 in 100 year greenfield rate of 3.1 l/s, the increased attenuation volume



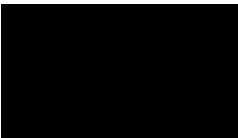
required has been achieved through the introduction of additional permeable pavement and aligns with the proposals for catchment 2. This provides considerable betterment over the existing situation. For further details please refer to section 5.3 of the FRA and Appendix G for the drainage strategy drawing.

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

No development works are proposed to this area, existing drainage consists of gulleys draining to the adopted sewer network. The location of gulleys has been confirmed through a topographical survey, however connectivity to the sewer this will be confirmed with a CCTV drainage survey at a later stage. This has now been noted in the drainage strategy drawing and within the FRA report.

We attach the updated Flood Risk Assessment for the Site. We hope you concur with our opinion and this information allows you to withdraw your holding objection. If there are any aspects of the above that you need clarification on, or if there are any issues which you wish to discuss further, then please do not hesitate to contact me.

Yours sincerely



Senior Engineer

Enclosures.:

FRA Revision P03 (May 2022)