

Director of Environment & Infrastructure:
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Contact David Uncle
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Date 22 July 2021

RE: 6/2020/3222/MAJ – Former Volkswagen Van Centre, Comet Way, Hatfield, AL10 9TF

Dear David,

Thank you for your re-consultation in relation to the above planning application for the Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development at Former Volkswagen Van Centre, Comet Way, Hatfield, AL10 9TF.

We have reviewed the letter prepared by Stantec dated 20 July 2021 submitted in response to our letter. We are very pleased that the applicant has updated their proposals following issue of our previous comments dated 14 July 2021.

We therefore recommend the following conditions to the LPA should planning permission be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Proposed Surface Water Drainage Strategy prepared by Stantec, drawing number 47179/4001/002 Revision B dated 20 July 2021, the letter provided by Stantec dated 20 July 2021, and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2 l/s during the 1 in 100 year event plus 40% climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing

a minimum of 210 m³ (or such storage volume agreed with the LLFA) of total storage volume in permeable paving subbase and attenuation tank.

3. Discharge of surface water from the private drain to the Thames Water sewer on Goldsmith Way.

The mitigation measures 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

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
2. 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 on the approved drainage strategy and sustainable drainage principles, has been 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 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. 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, for the entire site within the red line boundary including all footpaths and accesses.
2. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times.
3. Exceedance flow routes for storm events greater than the 1 in 100 year + 40% climate change storm.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

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

Condition 3

Upon completion of the drainage works for the site in accordance with the timing, phasing arrangements, 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 for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operations of the scheme throughout its lifetime.

Reason

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

Informative to the LPA

The LPA will need to satisfy itself that the proposed underground surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

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

Yours sincerely,

David Uncle
SuDS Officer
Flood Risk Management