

Director of Environment & Infrastructure:
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Date 09 July 2021

RE: 6/2021/0505/COND – H R Owen, Mosquito Way, Hatfield, AL10 9WN

Dear David,

Thank you for your consultation in relation to the above planning application for the Submission of details pursuant to conditions 1 (construction management plan), 2 (surface water drainage) and 7 (details of foundation design of approval) on planning permission 6/2019/1411/MAJ at H R Owen, Mosquito Way, Hatfield, AL10 9WN.

In relation to conditions 1 and 7 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 2 states:

Development must not commence 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 scheme must subsequently be implemented in accordance with the approved details before the development is completed.

The scheme must include:

a. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. Blue roofs, permeable paving areas and above ground storage structures should be considered within the development;

b. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features;

c. Final drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show

invert and cover levels of manholes. Total storage volume provided within each storage structure should be identified;

d. 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;

e. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with the National Planning Policy Framework.

We advise the LPA that the information submitted in support of condition 2 in relation to surface water does not comply with the requirements set out in condition 2. Therefore, we recommend to the LPA not to discharge condition 2.

We acknowledge the applicant has provided a drainage strategy based on 122 l/s discharge, but with slightly updated network. Detailed modelling has been submitted to support the latest design.

We are pleased with the proposed use of permeable paving for the roads and proximal to the parking spaces. However, we would still be concerned with the road gullies at the access road draining directly into the surface water network and subsequently discharge with no SuDS management and treatment. Treatment should be provided through the use of above-ground SuDS such as permeable paving or filter drains etc.

We would like to remind that no surface water drainage should be provided beneath a building. The applicant had clarified this and states that the storm run between SMH15 and SMH17 is not under a building, however the Landscape General Arrangement Plan indicates a form of structure/building here. Please could this be clarified.

In addition, in the north western part of the site we have noticed that rainwater pipes are proposed to discharge at flood level. We would like to advise that appropriate connections into the wider network should be provided. No discharge to impermeable surface will be allowed.

The applicant refers to the latest drainage plan which may resolve the above query, as well as our previous questions regarding SMH26. However, this latest drainage plan does not appear available on the planning portal.

An updated maintenance plan should be provided to include the latest proposal of Tubosider storage structure.

We would like to remind that all updates should be appropriately indicated in the drainage modelling and on the drainage layout. Half drain down times have not been submitted in support of the strategy in the latest calculations. Please note they should not exceed 24 hours.

Informative to the LPA

Should the LPA decide not to discharge condition 2 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Yours sincerely,

David Uncle
SuDS Officer
Flood Risk Management