

Environment Director & Chief Executive:
John Wood



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Date 17 July 2015

RE: S6/2015/1061/MA - Plot 6000, Hatfield Business Park, AL10 9UA

Dear Mark

In response to the consultation on the above planning application, based on the FRA carried out by EPG consultants reference EPG-8219-FRA-01 Rev 1.1 dated June 2015 we have no objections on flood risk grounds.

It has been demonstrated that the development can provide a suitable surface water drainage scheme using permeable paving, infiltration trenches and geocellular storage within the car parking areas which will either discharge to the existing surface water sewer or infiltration to the ground (subject to infiltration tests). We also note the applicants intention to implement rainwater harvesting within the building.

As this is a full planning application which will set the layout for the development, we would normally require infiltration tests in line with BRE Digest 365 to be carried out if infiltration methods are being proposed. However as the FRA has demonstrated there is a feasible alternative drainage scheme based on attenuation and discharge to a surface water sewer, we are satisfied that the infiltration tests can be carried out as part of an appropriate planning condition to inform the engineered detailed design of the drainage techniques. We also note that even if infiltration is feasible this will not alter the proposed principle SuDS measures, just how those methods will be designed.

We therefore recommend to the LPA that the following planning conditions be implemented should planning permission be granted:

Condition 1

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the FRA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved FRA carried out by EPG consultants reference EPG-8219-FRA-01 Rev 1.1 dated June 2015 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm event so that it will not exceed the run-off from the undeveloped site and provide a pre-development greenfield run-off rate of 2l/s/ha
2. Providing attenuation 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 181m³ as outlined within the FRA.
3. Implementing appropriate SuDS measures as shown on drawing EPG/8219/SD/01 Rev P2 date 21/05/2015

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 of surface water from the site.
2. To prevent flooding by ensuring the satisfactory storage of surface water from the site.
3. To ensure surface water can be managed in a sustainable manner

Condition 2

LLFA Position

The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition

No development shall take place until a final detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, 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 the 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.

The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion
- Details of the final proposed drainage scheme providing a drainage plan showing the location of any proposed SuDS, pipe runs and any areas of proposed informal flooding.
- Infiltration tests in accordance with BRE Digest 365 to confirm the proposed method of surface water discharge
- Detailed engineered drawings of the proposed SuDS measures

Reason

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

Guidance

For further guidance on HCC's policies on SuDS, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpage

<http://www.hertsdirect.org/services/envplan/water/floods/surfacewaterdrainage/>

Yours sincerely,

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