

Chief Executive: John Wood



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Date 28 June 2018

RE: 6/2018/1519/MAJ – Land north of Chequersfield, Welwyn Garden City

Dear Clare

Thank you for consulting us on the above full application for the erection of 30 residential units with associated vehicular access, associated ancillary and enabling works.

I have reviewed the following documents:

- *Flood Risk Assessment* [Report Ref: 22573/05-18/4760 REV B] produced by Mewies Engineering Consultants Ltd, issued May 2018.
- Drainage layout [Drawing number: 22573_02_070_001] by Mewies Engineering Consultants Ltd, 18 May 2018.
- *Ground Investigation Report* by soiltechnics initially issued December 2015, and the letter from Liz Holland on behalf of RPS on 28 March 2017.

The proposal is that surface water will be discharged to two soakaways, both with cellular structures sized to provide 43.32m³ of storage each, and permeable paving to provide over 55.7m³ of storage.

We 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 *Flood Risk Assessment* dated May 2018 produced by Mewies Engineering Consultants Ltd, including:

1. Discharge of surface water via infiltration.
2. Provision of 142 m³ of storage sufficient to manage surface water upto the 1 in 100 plus 40% for climate change rainfall event.

Reason

1. To prevent flooding by ensuring the satisfactory disposal of 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 that 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.
2. 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.

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 if the LPA decide to grant planning permission we wished to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

James Lester

Project Officer
Flood Risk Management Team