

Director of Environment & Infrastructure:
Mark Kemp



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Contact Julia Puton
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Date 03 June 2019

RE: 6/2019/0085/MAJ – Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN

Dear David,

Thank you for your re-consultation in relation to the above planning application for the erection of building comprising sports hall with associated changing facilities and 7 x classrooms built on existing hard play tennis courts; 4 x hard play sports pitches to be provided to replace existing; provision of 33 x parking spaces; and two mobile classrooms to be provided for the duration of the project, at Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN.

We understand this application seeks full planning permission for a major development, and we have assessed the Flood Risk Assessment and Drainage Strategy prepared by Ingent Consulting Engineers, dated March 2019, the updated Surface Water Drainage Strategy Drainage Arrangement prepared by Ingent Consulting Engineers, drawing number 1903-330_001, revision A, dated 26 April 2019 and the additional information submitted to support to this application. However, the information provided to date does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development.

We therefore object to the grant of planning permission and recommend refusal on this basis for the following reasons.

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. Therefore for the LLFA to be able to advise the Local Planning Authority that there is no flood risk from surface water an application for full planning permission should include the following:

1. 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 run-off rates.

Overcoming our objection

1. As we have stated in our previous letter, we understand that the final surface water discharge from the site is into the existing public surface water sewer.

Therefore, we require confirmation from Thames Water that they are satisfied to receive the proposed discharge at the proposed rates and volumes. As this is for a full planning application we require that this confirmation should be provided prior to the approval of planning permission to ensure that the proposed scheme is feasible. An agreement in principle rather than a formal permission at this stage would be acceptable.

Informative to the LPA

As the applicant discharges surface water from the development site into the public sewer, we would strongly advise the LPA to obtain from the applicant an agreement from Thames Water that they are satisfied to receive the proposed discharge at the proposed rates and volumes.

The applicant can overcome our objection by submitting a surface drainage assessment which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall, and gives priority to the use of sustainable drainage methods.

If this cannot be achieved we are likely to maintain our objection to the application.

We ask to be re-consulted when the amended surface drainage assessment will be submitted. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate surface water strategy has been submitted.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council