

Director of Environment & Infrastructure:  
Mark Kemp



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Date 18 April 2019

**RE: 6/2019/0715/COND - Street Record, Chequers Field, AL7 4SX**

Dear Clare,

Thank you for consulting us on the above application for the submission of details pursuant to condition 3 (Materials), 7 (Drainage) on planning permission 6/2018/1519/MAJ for the erection of 30 residential units with associated vehicular access, associated ancillary and enabling works

*Condition 7 states; No development above ground level 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 include:*

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

*The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*

*REASON: To protect the surrounding environment from pollution in accordance with Policies R7 of the Welwyn Hatfield District Plan 2005.*

Without the information as required by the condition we cannot recommend to the LPA to discharge condition 7.

The proposed drainage strategy is based upon infiltration and infiltration tests were provided as part of the original drainage strategy. The surface water drainage strategy will consist of permeable paving and soakaway. The main car park will comprise of permeable paving to infiltrate water from the parking bays as well as some of the run-off from Blocks A and B. Micro-drainage calculations have been provided to support the scheme. The surface water drainage strategy has been design to accommodate surface water up to the 1 in 100 year return period plus 40% climate change.

However no information has been provided in relation to how the how the scheme shall be maintained and managed after completion. A maintenance plan should include an inspection timetable with long term action plans to be carried out to ensure efficient operation and prevent failure. The plan should also include details on how the land drainage ditch will be managed. For further guidance on the maintenance of SuDS components, please refer to the SuDS Manual by Ciria.

For further advice on what we expect to be contained within the FRA to support an outline planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage

<http://www.hertfordshire.gov.uk/services/envplan/water/floods/surfacewaterdrainage/>

Yours sincerely,

Sana Ahmed

Sustainable Drainage Systems Officer  
Environmental Resource Planning