

Director of Environment & Infrastructure:
Mark Kemp



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Date 02 July 2019

RE: 6/2019/0857/MAJ – Stanborough Park, North Stanborough Park, Stanborough Road, AL8 6DF

Dear Sarah,

Thank you for your re-consultation in relation to the above planning application for the removal of existing children's playground and reinstatement of ground as parkland; Construction of new playground including splash pad with associated changing room facility; kiosk; fencing around compound; outdoor gym equipment; drainage, earthworks and landscaping, at Stanborough Park, North Stanborough Park, Stanborough Road, AL8 6DF.

As requested by the LPA, we have not considered in our assessment the proposed access road, which is included within the red line boundary.

Having reviewed the Flood Risk Review prepared by Conisbee, reference 171116/T Gavaza, version 1.4, dated 1st April 2019 and additional information submitted to the LPA, we can confirm that we, Hertfordshire County Council as the Lead Local Flood Authority are now in a position to remove our objection on flood risk grounds.

The drainage strategy is based upon permeable paving features, permeable paving with sub-base storage, two permavoid tanks storage and discharge into a main river through a swale structure. We note surface water calculations have been provided and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 40% for climate change with 2 l/s discharge to the River Lea.

We therefore 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 surface water drainage assessment carried out by Conisbee, drawing number 171116-CON-X-00-DR-C-1000, titled Drainage Strategy, revision T3, dated 20 May 2019 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2 l/s during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage 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 172 m³ (or such storage volume agreed with the LLFA) of total storage volume in permeable paving with sub-base features and permavoid tanks.
3. Discharge of surface water from the private drainage on site into the River Lea.

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 and storage of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

Prior occupation of the development, a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles should be submitted to and approved in writing by the local planning authority. The scheme shall include:

1. Final, detailed, as-built drainage layout including the location and provided volume of storage of all SuDS features, pipe runs and discharge points.
2. Detailed drawings of all SuDS features included within the drainage strategy.

Reason

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

Informative to the LPA

Please note if the LPA decide to grant planning permission we wish 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,

Julia Puton

SuDS Officer

Hertfordshire County Council