

Director of Environment & Infrastructure:
Mark Kemp



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Date 04 October 2019

RE: 6/2019/2130/COND – Chequersfield, Welwyn Garden City, AL7 4TX

Dear Clare,

Thank you for consulting us on the above application for the submission of details pursuant to conditions 1(Land Contamination) 3(Materials) 4(Acoustic) 7(Surface water drainage scheme) 9 (Cycle Parking) 10 (Refuse and Recycling) 16 (External Lighting) on planning application 6/2018/1519/MAJ, at Chequersfield, Welwyn Garden City, AL7 4TX.

In relation to conditions 1, 3, 4, 9, 10 and 16, this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

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.

We advise the LPA that the information submitted in support of condition 7 in relation to surface water does not comply with the requirements set out in condition 7. Therefore, we recommend to the LPA not to discharge condition 7.

We note that the applicant has undertaken detailed infiltration tests at the locations where soakaways have been already built. We note that an updated drainage plan has been submitted. We have noticed that only three soakaways have been now proposed. Therefore, we would expect that an updated modelling should be provided. The only modelling submitted to support the application is dated February 2019.

Moreover, based on the assessment of the Plan showing existing site features and location of exploratory points plan, we have noticed that a contamination hot spot has been identified at the location where soakaway 3 has been located. Therefore, we would strongly advise the applicant to clarify this.

As soakaway 3 is designed with its depth being 3.9 m, we would consider this to be a deep bore soakaway. The development site lies within Source Protection Zone 3. As mentioned above, there is a risk of contamination at this location. Therefore, we would strongly advise that the Environment Agency should be consulted on suitability of a deep bore soakaway at this location.

Moreover, no detailed engineered drawings of the proposed SuDS features have been provided.

We acknowledge that basic management plan has been submitted.

Informative to the LPA

The LPA will need to be satisfied that proposed drainage scheme will be maintained and managed for the lifetime of the development.

As the LLFA, we would consider soakaway 3 to be a deep bore soakaway. The development site lies within Source Protection Zone 3. As mentioned above, there is a risk of contamination on site. Therefore, we would strongly advise the LPA that the Environment Agency should be consulted on suitability of a deep bore soakaway at this location.

Should the LPA decide not to discharge condition 7 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Please note if the LPA decide to discharge condition 7 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