

Director of Environment & Infrastructure:
Mark Kemp



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Date 07 January 2020

RE: 6/2019/3112/COND – Street Record, Chequers Field, Welwyn Garden City

Dear Sarah,

Thank you for consulting us on the above application for the submission of details pursuant to condition 7 (surface water drainage scheme) on planning permission 6/2018/1519/MAJ, at Street Record, Chequers Field, Welwyn Garden City, AL7 4SX.

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.

At this point in time, we are unable to recommend the discharge of condition 7, due to the absence of additional information addressing the points mentioned below.

We note that the applicant has undertaken detailed infiltration tests at the locations where soakaways have been already built and provided an updated drainage plan (carried out by Reuby & Stagg Ltd, dated: July 2019), both of which were submitted previously for application reference 6/2019/2130/COND. We acknowledge that modelling calculations have been provided for the 3 soakaways proposed with the additional submission of calculations for soakaway 3 (dated: 28.02.19).

We noted in our previous response (dated: 04.10.19) that we would require clarification of a contamination hot spot located where soakaway 3 is proposed. We acknowledge that the applicant has provided additional calculations for soakaway 3 and a Soil Leachate Testing report carried out by Soiltechnics (dated: 19.07.19) to identify areas of contamination, however we would strongly advise that the Environment Agency (EA) should be consulted regarding contamination and water quality.

We note that soakaway 3 is designed with its depth being 3.9m, therefore we would consider this to be more akin to a deep bore soakaway. In addition, the development site lies within Source Protection Zone 3 and, as mentioned above, we understand that there is a risk of contamination at this location. We acknowledge the addition of a proposed 1800mm diameter silt trap to provide additional storage and address potential contamination; however we would strongly recommend that the Environment Agency (EA) should be consulted on the suitability of a soakaway at this depth for location. We are not aware if the EA has been consulted following our previous response.

In terms of surface water flood risk, the information provided for point 1 of condition 7 is sufficient to ensure the satisfactory storage of/disposal of surface water from the site, taking into consideration that the proposed soakaways have already been built, however as mentioned above, we would recommend consulting the EA regarding potential contamination risk.

We note that no detailed engineered drawings of the proposed SuDS features have been provided to satisfy point 2 of condition 7.

We acknowledge that a basic management plan for SuDS maintenance has been submitted to address point 3 of condition 7, within the Soakage Drainage Report carried out by Reuby & Stagg Ltd (ref: 10390, dated: 22.07.19).

Due to the absence of information submitted for point 2 of condition 7, we are unable to recommend discharge of condition 7.

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.

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,

Rosie Brown
Flood & Water Project Officer
Hertfordshire County Council