

Director of Environment & Infrastructure:  
Mark Kemp



Sarah Madyausiku  
Welwyn Hatfield Borough Council,  
The Campus,  
Welwyn Garden City,  
Herts  
AL8 6AE

Post Point CHN 215  
Hertfordshire County Council  
County Hall, Pegs Lane  
HERTFORD SG13 8DN

Contact Rosie Brown  
Email [FRMConsultations@hertfordshire.gov.uk](mailto:FRMConsultations@hertfordshire.gov.uk)

Date 27 February 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.*

Following our previous response to this discharge of condition application dated: 07.01.2020, we note the below documents have been submitted as additional information;

- Drainage Construction Details, carried out by Reuby & Stagg Ltd, ref: 10390-252, rev: C3, dated: 01.08.2019
- Correspondence between Reuby & Stagg Ltd and Taylor Wimpey, ref: RB/10390, dated: 24.01.2020

In our previous response, we confirmed that 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 we did recommend consultation with the EA regarding potential contamination risk due to the proposed soakaway depths. We understand following clarification within submitted correspondence between Reuby & Stagg Ltd and Taylor Wimpey dated: 24.01.2020 that the depth of soakaway 3 is 2.9m into the natural topography as the ground is being lifted to suit the built development. In addition, the natural ground water table is located 13m below ground level and it is proposed to include a 1800mm diameter silt trap to provide additional storage and address potential contamination.

We previously acknowledged 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).

Finally, detailed engineering drawings of the proposed SuDS features have been submitted to satisfy the outstanding requirements of condition 7. We can confirm, after a review of the information provided in support of the above application, that the site can be adequately drained and recommend discharge of this condition.

### **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.

Previously, we advised that the Environment Agency should be consulted on the proposed deep bore soakaway, however we have not received clarification within the additional information submitted that the depth of the soakaway is proposed at 2.9m into the natural topography which is less than 3m and therefore not classed as deep bore.

Please note if the LPA decides to grant planning permission we wish to be notified for our records.

Yours sincerely,

Rosie Brown

Flood & Water Project Officer

Hertfordshire County Council