

Director of Environment & Infrastructure:
Mark Kemp



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Contact Julia Puton
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Date 06 May 2020

RE: 6/2020/0785/COND – Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN

Dear David,

Thank you for your consultation in relation to the above planning application for the Submission of details pursuant to condition 2 (surface water drainage scheme) on planning permission 6/2019/0085/MAJ, dated 29/11/2019 at Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN.

Condition 2 states:

Development must not commence 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 detailed surface water drainage scheme must include:

- a) Final detailed drainage layout;*
- b) 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;*
- c) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*

Subsequently, the approved surface water drainage scheme must be implemented in accordance with the approved details prior to first occupation of the development.

REASON: To prevent the risk of flooding in accordance with Policy R7 and R10 of the Welwyn Hatfield District Plan 2005, Policy SADM14 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

We advise the LPA that the information submitted in support of condition 2 in relation to surface water does not comply with the requirements set out in condition 2. Therefore, we recommend to the LPA not to discharge condition 2.

We note that the applicant has submitted drainage layout drawings with updated manhole invert and cover levels.

However, no detailed engineered drawings of the proposed SuDS features have been provided. As a minimum the applicant should provide full product details of the proposed tanks, bypass oil interceptor and proposed filter drain. Moreover, we would advise that a cross section drawing showing the proposed grass filter margin, the filter drain and its connection into the bypass oil interceptor should be provided.

No detailed management plan has been provided as well.

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.

Should the LPA decide not to discharge condition 2 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council