

Director of Environment & Infrastructure:
Mark Kemp



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Date 29 May 2020

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

Dear David,

Thank you for your re-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 comply with the requirements set out in condition 2. Therefore, we recommend to the LPA to discharge condition 2.

The applicant has submitted drainage layout drawings with updated manhole invert and cover levels. Detailed drawings of the proposed SuDS features including an attenuation tank, a bypass oil interceptor and a filter drain, have been provided. A grass filter strip has been indicated allowing for surface water to overflow into a filter drain.

A management plan has been also provided. Our understanding is that the school will be fully responsible for all maintenance works.

Please note if the LPA decide to discharge the condition, 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