

Director of Environment & Transport: Mark
Kemp



Raymond Lee
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Adam Rumble
Email FRMConsultations@hertfordshire.gov.uk

Date 14 April 2022

**RE: 6/2022/0374/COND – Campus West, The Campus, Welwyn Garden City,
Hertfordshire, AL8 6BX**

Dear Raymond,

Thank you for consulting us on the above submission of details pursuant to condition 1 (Construction Traffic Management Plan), 2 (full site survey), 3 (detailed surface water drainage scheme), 4 (landscape and biodiversity plan), 5 (arboricultural method statement), 6 (updated remediation scheme), 7 (noisy works and ancillary operations) on planning application 6/2021/2207/MAJ

Following a review of the submitted information:

- Proposed Drainage Plan Sheet 1 of 2 produced by AKSWard, Ref. BGW-AKSW-XX-XX-DR-C-9100-C01, dated 14.02.22
- Proposed Drainage Plan Sheet 2 of 2 produced by AKSWard, Ref. BGW-AKSW-XX-XX-DR-C-9101-C01, dated 14.02.22
- Typical Construction Details Sheet 1 of 2 produced by AKSWard, Ref. BGW-AKSW-XX-XX-DR-C-9500-C01, dated 14.02.22
- Typical Construction Details Sheet 2 of 2 produced by AKSWard, Ref. BWG-AKSW-XX-XX-DR-C-9501-C01, dated 14.02.22
- Drainage Inspection Report produced by Draincare Environmental Services Ltd, dated 21/06/2019

We note that as Conditions 1, 2, 4, 5, 6, and 7 are not related to Surface Water Drainage or Flood Risk, we have no comments.

Condition 3 States:

No development shall take place until a detailed surface water drainage scheme for the site based on the principles as set out in the approved Flood Risk Assessment and Drainage Strategy produced by Conisbee, Ref:190997/A Marshall Version 3, dated 8

April 2021 and the Flood Risk Assessment note produced by Conisbee, Ref:190997/R Lee, dated 14 October 2021, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall include:

- a) Final, detailed post-development calculations/modelling in relation to surface water or all rainfall events up to and including the 1 in 100-year return period including a +40% allowance for climate change.*
- b) A detailed drainage plan including the location and provided volumes of all SuDS features, pipe runs, invert levels and discharge points. If there are areas to be designated for informal flooding these should also be shown on a detailed site plan.*
- c) Full Assessment of proposed SuDS treatment and management stages for all surface water runoff from the entire development site.*
- d) 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.*

REASON: *To prevent the increased risk of flooding, both on and off site in accordance with Policies R7 and R8 of the Welwyn Hatfield District Plan 2005.*

We acknowledge the submission of the final detailed post development calculations/modelling for all rainfall events up to and including the 1 in 100 year +40% climate change allowance.

It is noted that a detailed drainage plan including the location and provided volumes of all SuDS features, pipe runs, invert levels and discharge points has been submitted. It is understood that there are no areas of informal flooding on site.

It is understood that the proposed SuDS treatment and management of surface water runoff is satisfactory.

We note the submission of the detailed engineered drawings of the proposed SuDS features that include cross section drawings as well as highlighting the size, volume, depth and any inlet and outlet features.

We therefore advise the LPA that we have no objection to the discharge of Condition 3.

Please note that if the LPA decides to discharge the condition, we wish to be notified for our records.

Yours sincerely,

Adam Rumble
Landscape Assistant
Environmental Resource Planning
Environment & Transport