

Louise Sahlke
Local Planning Authority
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE

**Flood Risk Management
Hertfordshire County Council
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SG13 8DN
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Email: FRMConsultations@hertfordshire.gov.uk
Date: 14 May 2024

Dear Louise,

Re: 6/2024/0755/COND – 29 Broadwater Road, Welwyn Garden City, AL7 3BQ

Thank you for your consultation on the submission of details pursuant to condition 5 (detailed surface water drainage scheme) and 28 (drainage scheme) on planning permission 6/2019/3024/MAJ.

A drainage plan has been provided and is suitably detailed and engineered drawings of the drainage features have been provided.

Drainage calculations have been provided in accordance with the condition. We would recommend that updated calculations are provided using FEH2013 or 2022 rainfall data and CV values of 1. We acknowledge that the original application was approved based on FSR rainfall data and the default CV values – the above recommendation is to demonstrate the resilience of the drainage network using a conservative approach.

A management plan has been submitted and sufficiently advises on the maintenance of SuDS and drainage features on site. It is understood that the drainage will be offered to a private management company for adoption however further detail cannot yet be provided. We highly recommend that the LPA seeks confirmation of who or which organisation will be responsible for the site drainage and its maintenance.

Please note if the LPA decide to discharge the condition, we wished to be notified for our records.

Yours sincerely,

David Uncle
Senior Flood Risk Officer
Lead Local Flood Authority
Growth and Environment

Annex A – Conditions

Condition 5 states

No development 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 demonstrate 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Inclusion of silt traps for the protection of residual tanked elements.
3. Final detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times for attenuation features.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off-site in accordance with Policy R7 of the Welwyn Hatfield District plan and the National Planning Policy Framework.

Condition 28 states

No development 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 demonstrate 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Inclusion of silt traps for the protection of residual tanked elements.
3. Final detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times for attenuation features.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off-site in accordance with Policy R7 of the Welwyn Hatfield District plan and the National Planning Policy Framework.

Annex B – Reviewed documents

- Drainage Strategy reference C13948-PER-ZZ-XX-RP-C-00001 dated April 2024, prepared by Perega