

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Ms Holly Butrimas-Gair
33 Bancroft
Hitchin
SG5 1LA

20 May 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Ms Butrimas-Gair,

Application Reference: 6/2024/0755/COND

Proposed development at: 29 Broadwater Road Welwyn Garden City AL7 3BQ

Proposal: Submission of details pursuant of condition 5 (detailed surface water drainage scheme) and 28 (drainage scheme) on planning permission 6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by condition.

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.

The following information has been submitted:

- C13947-PER-ZZ-XX-RP-C-00001 – Drainage Strategy (including Maintenance Strategy) dated April 2024, prepared by Perega.

The County Council Lead Local Flood Authority have been consulted and have provided the following response:

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.

The agent has confirmed by email dated the 15/5/2024 that Hightown Housing Association Ltd will be responsible for site drainage and maintenance.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of conditions 5 and 28. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at l.sahlke@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Louise Sahlke
Senior Development Management Officer