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Lead Local Flood Authority
Email: FRMConsultations@hertfordshire.gov.uk

Date 16 January 2025

Dear Raymond

RE: 6/2024/1940/COND – Submission of details pursuant to condition 6 (SUD's plan) on planning permission 6/2022/0709/MAJ – 17 Tewin Road, Welwyn Garden City, AL7 1BD

Thank you for your re-consultation on the above site, received on 7 January 2025. We have reviewed the application as submitted and wish to make the following comments.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 6. For reference, the wording of the condition can be found in Annex B.

We have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- The maintenance and management plan will be undertaken at detailed design stage.

The LLFA technical review includes;

1. For Condition 6, the applicant is required to submit a maintenance and management plan for the site. The updated Sustainable Drainage Statement (June 2022, REF TRW-BWB-GEN-XX-RP-C-0001_SDS REV P03) states that 'the Operation and Maintenance manual will be developed at detailed design stage'. This is a discharge of application, which would be considered detailed design stage. To be in line with the wording of Condition 6, a detailed maintenance and operational manual needs to be

provided. We would need to see, at a minimum, the responsibility of maintenance, frequency of maintenance and action of maintenance for all SuDS features on site.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex A – Reviewed Documentation

The following documents have been reviewed, which have been submitted to support the application;

- Report: Sustainable Drainage Statement, prepared by BWB, June 2022, REF TRW-BWB-GEN-XX-RP-C-0001_SDS REV P03
- Report: Drainage Specification for the Henry Boot Development on Tewin Road, prepared by BWB, 07 July 2023, REF TRW-BWB-ZZ-XX-SP-D-0500 REV P03
- Cover Letter: Discharge of Condition 6 Cover Letter, prepared by Stantec, 24 September 2024
- Drawing: Proposed Levels Layout – Sheet 1, prepared by BWB, dated 7 July 2023, REF TRW-BWB-GEN-XX-DR-C-0600 REV P05
- Drawing: Drainage Standard Details – Sheet 1, prepared by BWB, 29 June 2023, REF TRW-BWN-GEN-XX-DR-C-0560 REV P03
- Drawing: Drainage Standard Details – Sheet 2, prepared by BWB, 30 June 2023, REF TRW-BWN-GEN-XX-DR-C-0561 REV P03
- Drawing: Drainage Standard Details – Sheet 3, prepared by BWB, 30 June 2023, REF TRW-BWN-GEN-XX-DR-C-0562 REV P03
- Drawing: Drainage Standard Details – Sheet 4, prepared by BWB, 30 June 2023, REF TRW-BWN-GEN-XX-DR-C-0563 REV P03

Annex B – Condition

Condition 6: Prior to the occupation of the development hereby approved, a Final, detailed Operational and Maintenance manual for the development site shall be submitted for the approval in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

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.*