

Environment Director & Chief Executive:  
John Wood



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Date 08 May 2018

**RE: 6/2018/0825/MAJ – 37 Broadwater Road, Welwyn Garden City, AL7 3AX**

Dear Michael,

Thank you for consulting us on the above application for the construction of new build of 22 x 2 bedroom and 2 x 3 bedroom residential apartments with balconies and roof garden, layout of 26 car parking spaces, cycle parking, refuse store, internal access routes, landscaping and supporting infrastructure, at 37 Broadwater Road, Welwyn Garden City, AL7 3AX.

Following a review of the Flood Risk Assessment and surface water strategy prepared by Innervision Design Ltd, dated April 2018, we can confirm that we Hertfordshire County Council as the Lead Local Flood Authority are now in a position to recommend approval on flood risk grounds.

The drainage strategy is based upon permeable paving, raised rainwater planters, bio-retention storage and discharge into Thames Water surface water sewer. We note surface water calculations have been provided and ensure that the drainage strategy provides 2.67 l/s discharge for the 1 in 1 year peak run-off rate from the roof to surface water sewer.

We therefore recommend the following conditions to the LPA should planning permission be granted.

#### **Condition 1**

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Innervision Design Ltd, dated April 2018:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2.67 l/s during the 1 in 1 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes providing a minimum of 12.5 m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in rain gardens planters and additional storage in permeable paving.
3. Discharge of surface water from the private drain into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **Reason**

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

### **Informative to the LPA**

Please note if the LPA decide to discharge the conditions, we wished 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