

Environment Director & Chief Executive:
John Wood



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Date 18 May 2018

RE: 6/2018/1067/PN11 – Fountain House, 1-7 Howardsgate, Welwyn Garden City, AL8 6AL

Dear Clare,

Thank you for consulting us for the above planning application for the prior approval for change of use from offices B1(a) to dwellinghouses (C3) to include the creation of 18 apartments, at Fountain House, 1-7 Howardsgate, Welwyn Garden City, AL8 6AL.

We note that as it is a change of use to a more vulnerable class, flood risk is one of the factors that have to be considered when determining the application.

At the moment the information submitted in support to this application does not allow us to reach any conclusion on the impact of the development on flood risks.

We would recommend the LPA to seek from the applicant details on surface water management.

What we normally expect to find in a drainage strategy is listed below:

- Statement of compliance with the NPPF and NPPG policies, LPA local plan policies and HCC SuDS Guidance and Policies.
- Anecdotal information on existing flood risk with reference to most up to date data and information.
- Establish location/extent of any existing and potential flood risk from all sources including existing overland flow routes, groundwater, flooding from ordinary watercourses referring to the national EA fluvial (River) and surface water flood maps.
- Where infiltration is proposed, evidence of ground conditions/ underlying geology and permeability including BRE Digest infiltration tests should be provided.

- A detailed drainage strategy which includes a commitment to providing appropriate SuDS in line with the non -statutory national standards, industry best practice and HCC Guidance for SuDS.
- Detailed calculations of existing/proposed surface water storage volumes and flows with post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change.
- Evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and run-off rates.
- Any opportunity to improve flood risk directly by the development site or contribution to local flood risk schemes

Considering not a significant impact of the proposed development on surface water management and flood risk on the site, the minimum the LPA should require to assess the flood risks resulting from the proposed development is:

- The volume of surface water the site will have to deal with;
- How the proposal intend to manage these volumes within the site;
- Where they propose to dispose this water;
- Confirmation from the water company that they agree the proposed discharge rates.

Should the LPA require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA. Please also note if the LPA decide to grant planning we wished to be notified for our records.

Yours sincerely,

Julia Puton
SuDS Officer
Hertfordshire County Council