

Chief Executive: John Wood



Clare Howe
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Sana Ahmed
Tel 01992 556279
Email FRMConsultations@hertfordshire.gov.uk

Date 15 August 2018

RE: 6/2018/1810/MAJ - Former Xerox Site Bessemer Road Welwyn Garden City AL7 1HE

Dear Clare,

Thank you for consulting us on the above application for the Erection of 16 apartments. We note that this separate full application for an additional building relates to the development of 'X7' which forms part of the wider development at the former Xerox Centre. The development of the X7 building constitutes a standalone application outside the approved consents for the wider development.

Site specific information should be provided to demonstrate that the new proposal will be adequately drained, ensuring that the proposals are integrated to wider site drainage or does not comprise it in any way. We acknowledge that the strategic scheme for the site includes discharging into borehole soakaway utilising various above ground SuDS features.

However no information has been submitted in relation to surface water management. Without this information, the flood risks resulting from the proposed development are unknown. In order for the Lead Local Flood Authority to advise the relevant local planning authority that the site is not increasing flood risk to the site and elsewhere and can provide appropriate sustainable drainage techniques, the following information is required as a minimum as part of the surface water drainage assessment;

1. An 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.
2. Drainage plan including location of all the drainage features.
3. Where infiltration is proposed, evidence of ground conditions/ underlying geology and permeability including BRE Digest 365 compliant infiltration tests should be provided.
4. Detailed calculations of existing/proposed surface water storage volumes and flows with Initial post development calculations and/or 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.

5. 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.

For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx#>

Informative to the LPA

We ask to be re-consulted with the results of the surface water drainage assessment. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate surface water drainage assessment has been submitted.

Please note if the LPA decide to grant planning permission we wished to be notified for our records.

Yours sincerely,

Sana Ahmed

Sustainable Drainage Systems Officer
Environmental Resource Planning