

Director of Environment & Infrastructure:
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Date 09 September 2019

RE: 6/2018/3292/MAJ – 41 Broadwater Road, Welwyn Garden City, AL7 3AX

Dear Sarah,

Thank you for your re-consultation in relation to the above planning application for the erection of four storey development comprising 91 x bed care home with 13 x care suites, at 41 Broadwater Road, Welwyn Garden City, AL7 3AX.

Following a review of the Proposed Surface Water Drainage Strategy prepared by NJP Consulting Civil & Consulting Engineers Ltd, reference RN/10528, version 1.10, dated August 2019 and additional information sent to the LPA, we can confirm that we, Hertfordshire County Council as the Lead Local Flood Authority are now in a position to remove our objection on flood risk grounds.

The drainage strategy is based upon permeable paving with sub-base storage and discharge into Thames Water surface water sewer. We note surface water calculations have been updated and ensure that the drainage strategy caters for all rainfall events up to and including 1 in 100 plus 40% for climate change with 2 l/s discharge 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 NJP Consulting Civil & Consulting Engineers Ltd, reference RN/10528, version 1.10, dated August 2019:

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 l/s during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus climate change event providing a total storage volume in permeable paving with sub-base area.
3. Discharge of surface water from the private drainage network into the Thames Water surface 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.

Condition 2

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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed. This should include:

1. Final detailed drainage layout with all SuDS features proposed and with indicated total storage volume provided.
2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

1. To prevent the increased risk of flooding, both on and off site.

Informative to the LPA

The LPA will need to satisfy itself that the proposed attenuation features can be maintained for its lifetime and we recommend the LPA obtains a detailed maintenance and adoption plan from the applicant.

Please note if the LPA decide to grant planning permission we wish 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