

Director of Environment & Infrastructure:
Mark Kemp



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

Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Julia Puton
Tel 01992 556441
Email FRMConsultations@hertfordshire.gov.uk

Date 18 February 2019

RE: 6/2019/0108/PN11 – 29 Broadwater Road, Welwyn Garden City, AL7 3BQ

Dear Clare,

Thank you for consulting us on the above application for the prior approval for change of use from Offices (B1) to residential (C3) 72 Self Contained Flats, at 29 Broadwater Road, Welwyn Garden City, AL7 3BQ.

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.

Considering the location of the site close to places known as having suffered flooding events, we would strongly 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.

We would advise the LPA that the applicant should provide information on how they intend to manage surface water run-off from the site and where it is disposing to. Knowing the existing surface water sewer capacity issues at this location, as a minimum the final discharge from the site should be reduced by 50%. We would advise that this should be supported by Thames Water agreement for the proposed discharge rates and volumes.

For further advice on what we expect to be contained within the surface water drainage assessment, 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/>

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