

Director of Environment & Infrastructure:
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Date 04 October 2019

RE: 6/2019/2162/OUTLINE – Land south-west of Filbert Close, Hatfield, AL10 9SH

Dear David,

Thank you for your consultation on the outline planning permission for the erection of 39 dwellings, vehicular access and provision of open space with appearance. Landscaping, layout and scale reserved at Land south-west of Filbert Close, Hatfield.

We have reviewed the Drainage Statement prepared by Stomor Ltd, reference ST2629/DS-1908, dated August 2019, submitted in support of this application and can make the following comments.

We understand the drainage strategy is based upon some above-ground SuDS such as dry swales and an attenuation basin as well as permeable paving and geocellular storage beneath the attenuation basin. It is proposed that the system will discharge via existing Thames Water sewers on site and through a flow control, limited to 5l/s, at the south of the site.

We appreciate the use of above-ground SuDS measures and betterment over existing Greenfield run-off rates, and Brownfield run-off rates resulting from the existing area of hardstanding in the north of the site, for the 1 in 30 and 1 in 100 + 40% climate change rainfall return periods. Microdrainage calculations have been provided and demonstrate the proposed drainage strategy is feasible.

Therefore, as LLFA we have no objection in principle to this proposal at the outline planning stage. In order to secure the principles of the proposed scheme, we recommend the following planning 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 the approved Drainage Statement prepared by Stomor Ltd,

reference ST2629/DS-1908, dated August 2019, submitted in support of this application and the following mitigation measures detailed within the FRA:

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 5 l/s during the 1 in 100 year plus 40% 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 + climate change event providing a total storage volume in attenuation pond.
3. Discharge into the Thames Water surface water sewer running along the western boundary of the development site.

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.

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.

Informative to the LPA

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,

David Uncle
SuDS Officer