

Director of Environment & Infrastructure:
Mark Kemp



Clare Howe
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Lead Local flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
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Contact Julia Puton
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Date 28 November 2019

RE: 6/2019/2698/COND – Rank Xerox Technical Centre, Bessemer Road, Welwyn Garden City, AL7 1HE

Dear Clare,

Thank you for consulting us on the above application for the submission of details pursuant to condition 2 (construction method statement) 3 (bin details) 6 (glazing and ventilation schemes) and 7B (surface water drainage scheme maintenance and management) on planning permission 6/2017/1568/MAJ, at Rank Xerox Technical Centre, Bessemer Road, Welwyn Garden City, AL7 1HE.

In relation to conditions 2, 3 and 6, this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 7 states:

No development shall take place until the final surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include:

(a) Detailed engineering drawings of the proposed SUDS, which should be in line with the SUDS Manual (CIRIA C-753);

(b) Details of how the scheme shall be maintained and managed after completion. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site further to the National Planning Policy Framework 2012.

In the application form the applicant indicated discharge of full conditions, not partial discharge. However, in the consultation letter condition 7B only has been included. As the LLFA, we would advise to assess condition 7 in full. Therefore, if the LPA decides to assess only condition 7B, as the LLFA, we would advise that the information submitted by the applicant does comply with the requirements set out in condition 7B. However, if the LPA decides to assess condition 7 in full, as the LLFA, we would advise that the information submitted by the applicant does not comply with the requirements set out in condition 7.

We note that the applicant has submitted a maintenance plan for the proposed SuDS features.

However, we would like to advise the LPA that no detailed engineering drawings of the proposed SuDS features have been provided.

Informative to the LPA

The LPA will need to be satisfied that proposed drainage scheme will be maintained and managed for the lifetime of the development.

Should the LPA decide not to discharge condition 7 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Please note if the LPA decide to discharge condition 7 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