

Director of Environment & Infrastructure:
Mark Kemp



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Lead Local Flood Authority
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Contact David Uncle
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Date 06 July 2020

RE: 6/2019/3024/MAJ – 29 Broadwater Road, Welwyn Garden City, AL7 3BQ

Dear Michael,

Thank you for re-consulting us on the proposed demolition of office building and erection of 128 flats with associated car parking, landscaping, amenity space, bin and cycle storage, with alterations to existing and formation of new access on Broadwater Road and alterations to the existing access on Broad Court at 29 Broadwater Road, Welwyn Garden City, AL7 3BQ.

We have reviewed the following documents submitted in support of this application.

- Flood Risk Assessment prepared by Thomasons, reference C12885-RP-0 – Rev A, dated 07 August 2019.
- Drainage Strategy Statement prepared by Thomasons.
- Drainage Strategy drawing prepared by Thomasons, reference C12885-ZZ-XX-C-0001-P3, issued June 2020.
- Exceedance Flow Paths drawing prepared by Thomasons reference C12885-ZZ-XX-C-0002-P1, dated February 2020.
- Phase 1 (Desk Study) Investigation Report prepared by Listers Geo, report number 18.11.010, dated December 2018.
- C12885 Drainage Strategy prepared by Perega.
- C12885 Surface Water Drainage System Management Strategy prepared by Perega.
- C12885 greenfield runoff rate/volume, surface water network and attenuation tank calculations.
- Response letter prepared by Perega reference C12906-LT-001 dated 15 June 2020.

We understand it is proposed to use an attenuation tank comprising approximately 170m³ of storage before discharge to Thames Water surface water sewer at a restricted rate of 2l/s. We are pleased the applicant has now provided evidence of Thames Water pre-planning enquiry confirming they have sufficient capacity in their network, and that a small area of tanked permeable paving with subbase is proposed for the undercroft parking.

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As the proposed scheme has yet to provide final details and in order to secure the principles of the proposals, 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 approved Drainage Strategy prepared by Perega and the Drainage Strategy prepared by Thomasons, reference C12885-ZZ-XX-C-0001-P3, issued June 2020 submitted in support of this application, and the following mitigation measures:

1. Limiting the surface water run-off generated by critical storm events to 2 l/s during the 1 in 100 year + 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 minimum of 170 m³ (or such storage volume agreed with the LLFA) of storage volume in attenuation tank and permeable paving.
3. Discharge of surface water from the private network into the Thames Water public surface water 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 drainage strategy should demonstrate that the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

1. Detailed engineered drawings of all the proposed SuDS features including cross section drawings, their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Inclusion of silt traps for the protection of residual tanked elements.
3. Final detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change storm, including half drain down times for attenuation features.

4. 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

Please note that if the LPA decides to grant planning permission we wish to be notified for our records.

Yours sincerely,

David Uncle
SuDS Officer
Environmental Resource Planning