

Director of Environment & Infrastructure:
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Date 24 May 2021

RE: 6/2021/0671/MAJ – South Side Former Shredded Wheat Factory, Broadwater Road, Welwyn Garden City, AL7 1RR

Dear Clare,

Thank you for your consultation in relation to the above planning application for the erection of 317 dwellings (Class C3) with associated access, parking, landscaping and other supporting infrastructure, and outline planning for up to 404 dwellings (Class C3) with all matters reserved for access at South Side Former Shredded Wheat Factory, Welwyn Garden City, AL8 6UN.

We understand this hybrid application seeks full and outline planning permissions for a major development. Following our review of the submitted Flood Risk Assessment and Drainage Strategy produced by Curtins, reference 066571-CUR-00-XX-RP-D-00001, revision P03, dated 15 February 2021, we can confirm that we, the Lead Local Flood Authority (LLFA) have no objection in principle on surface water management and flood risk grounds.

The proposed phase 2 is a full application and phase 3 is an outline application. The proposed drainage strategy for the development is based on upon ponds, lined permeable paving and underground storage tanks and discharge into an existing Thames Water public surface water sewer.

The site has been separated into a number of phases with the estimated storage volumes required for each phase for storm events up to and including the 1 in 100 year plus 40% for climate change event. The final discharge rate from the site will be limited to greenfield runoff rates for the relevant rainfall events. Discharge rates should not exceed 2 l/s for the 1 in 1 year event, 4 l/s for the 1 in 30 year event and 5.6 l/s for the 1 in 100 year event at SW42; 2 l/s for the 1 in 1 year even, 4.2 l/s for the 1 in 30 year event and 5.9 l/s for the 1 in 100 year event at SW62.

In order to secure the principles and the final details of the current proposed scheme, we recommend the following planning conditions to the LPA, should planning permission be granted.

Condition 1 – Implementation of Phase 2 and Phase 3

Each phase of the proposed development permitted by this planning permission shall be carried out in accordance with the principles of the approved drainage strategy as indicated on the Proposed Drainage Layout drawing produced by Curtins, drawing number 066571-CUR-00-00-DR-C-90001, revision P10, dated 24 July 2020 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed the surface water runoff rate of 5.6 l/s for manhole SW42; 5.9 l/s for manhole SW62 during the 1 in 100 year event including plus 40% of climate change allowance.
2. Providing storage to ensure no increase in surface water runoff volumes for all rainfall events up to and including the 1 in 100 year plus climate change event providing storage in ponds, lined permeable paving areas and underground storage tanks, as per the approved strategy.
3. Discharge of surface water from the private drainage network into the existing public surface water sewer served by Thames Water.

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

To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Condition 2 – Detailed scheme design for Phase 2

No development for Phase 2 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.

The scheme shall include the following:

1. Final, detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features.

2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points. Storage volumes for each SuDS feature should also be identified.
3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.
4. Planting plans for the areas where on surface SuDS features are being proposed.

Reason

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

Condition 3 – Detailed scheme design for Phase 3

No development for Phase 3 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.

The scheme shall include the following:

1. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features.
2. Final, detailed drainage plan including the location of all SuDS features, pipe runs, invert levels and discharge points. Storage volumes for each SuDS feature should also be identified.
3. Full, detailed engineering drawings of all SuDS features including cross and long sections, their size, volume, depth and any inlet and outlet features.
4. Planting plans for the areas where on surface SuDS features are being proposed.
5. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.

Reason

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

Condition 4 – Construction Phase for Phase 2 and 3

No development of any Phase of the proposed development shall take place until the submission of a surface water management plan for construction being undertaken within that phase is submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent the increased risk of surface water flooding, to improve and protect water quality, protect natural habitats and the amenity of residents during the construction phases of the development.

Condition 5 – Completion and Verification

Within 3 months of completing each phase of the proposed development in accordance with the phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

This shall include:

1. Provision of complete set of as built drawings including the final drainage layout for site drainage network.
2. Maintenance and operational activities for the lifetime of the development.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Informative to the LPA

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

Moreover, we have noticed that major highway improvement works are being proposed outside of the red line boundary. It is up to the LPA to secure that the proposed roads or areas of highway improvements will be appropriately drained. Any potential risk of contamination arising from any surface water runoff from the highway needs to be managed in an appropriate manner.

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