

Director of Environment & Infrastructure:
Mark Kemp



Raymond Lee
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Adam Rumble
Email FRMConsultations@hertfordshire.gov.uk

Date 01 October 2021

RE: 6/2021/2207/MAJ – Campus West, The Campus, Welwyn Garden City, AL8 6BX

Dear Raymond,

Thank you for consulting us on the above application for Expansion and adaptation of existing car park, including construction of new single suspended level parking deck, reorganisation of road and pavement arrangement, introduction of additional cycle parking, unction improvements and associated landscaping improvements at Campus West, The Campus, Welwyn Garden City, AL8 6BX.

Following a review of the submitted information in support of the application:

- Flood Risk Assessment and Drainage Strategy produced by Conisbee, Ref 190997/A Version 3, dated 08 April 202
- Phase 1 Geo-Environmental Assessment produced by WYG, Job No. A115248 Rev Draft, dated November 2019
- Ground Investigation Report produced by WYG, Job No. A115249 Rev V1 Final, dated March 2020
- Drainage Strategy produced by Conisbee, Drawing No. 190997-X-00-DR-C-1000 Rev P03, dated 26.03.21
- Site Location Plan produced by Bright Space Architects, DWG No. P001, dated 23.03.21

It is noted that due to poor ground conditions infiltration has been disregarded as a means of surface water discharge. There are also no watercourses in the close vicinity and as such the only feasible surface water discharge method is via a connection to public sewer.

We understand that the site plan has been updated since the Pre-Application stage where the LLFA were consulted. We note there is additional area included in the site layout now and the drainage strategy has not been updated to include the additional area.

We note that the Drainage Strategy Plan makes reference to an EAS Drawing 2486-SK04 for Details of Proposed Roller City Drainage Improvements Works. If part of the site is to be drained via a separate drainage system, the drawings should be submitted to the LPA.

We understand that the surface water scheme for the site proposes to discharge into the existing Thames Water surface water sewer located to the south of the site. It is understood that the surface water discharge will be restricted to 5l/s.

It is noted that a geo-cellular storage structure is to be located underneath the car park footprint to provide surface water attenuation for all events up to and including the 1 in 100-year return period including an allowance for climate change.

We therefore advise the LPA that we object to the proposed development and suggest the LPA seek the additional information suggested above.

Overcoming our Objection

We would expect the applicant to provide confirmation from Thames Water that the proposed connection and discharge rate is acceptable. A Pre-Planning enquiry confirmation should be sought from Thames Water.

The applicant should update the drainage strategy to include the additional site area as we would expect the applicant to actively drain the entire site area. If there is existing site drainage that is to be reused for the additional site area this should be submitted to the LPA.

If there are areas of the site that are proposed to be drained via a separate drainage system, the plans should be submitted to the LPA.

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,

Adam Rumble
Landscape / SuDS Officer
Environment and Infrastructure