Director of Environment & Infrastructure:
Mark Kemp

Hertfordshire

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

8 November 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 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 additional information:

- Flood Risk Assessment note produced by Conisbee, Ref:190997/R Lee, dated 14 October 2021

We note that the applicant has submitted a Pre-Planning enquiry that confirms they accept the proposed discharge rate of 5.1 l/s.

We understand that the proposed development to the north of campus west and the south of campus west does not include any alterations to footprint or increase in impermeable areas. We also note that details related to the existing drainage scheme have been submitted

We are therefore in a position to remove our objection and therefore advise the LPA that we recommend the following conditions should planning permission be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the principles of the approved Flood Risk Assessment and Drainage Strategy produced by Conisbee, Ref:190997/A Marshall Version 3, dated 8 April 2021

and the Flood Risk Assessment note produced by Conisbee, Ref:190997/R Lee, dated 14 October 2021 and the following mitigation measures:

1. Limiting the surface water runoff generated by the critical storm events so that it will not exceed 5.1 l/s for all rainfall events up to and including the 1 in 100 year plus 40% climate change event.
2. Providing storage in an underground geo-cellular attenuation tank 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.
3. The surface water from the site will discharge from a private network into

The drainage scheme 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 principles as set out in the approved Flood Risk Assessment and Drainage Strategy produced by Conisbee, Ref:190997/A Marshall Version 3, dated 8 April 2021 and the Flood Risk Assessment note produced by Conisbee, Ref:190997/R Lee, dated 14 October 2021, 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. The scheme shall include:

1. Final, detailed post-development calculations/modelling in relation to surface water or all rainfall events up to and including the 1 in 100-year return period including a +40% allowance for climate change.
2. A detailed drainage plan including the location and provided volumes of all SuDS features, pipe runs, invert levels and discharge points. If there are areas to be designated for informal flooding these should also be shown on a detailed site plan.
3. Full Assessment of proposed SuDS treatment and management stages for all surface water runoff from the entire development site.
4. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

Reason

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

Condition 3

Upon completion of the drainage works, 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. The scheme 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:

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Informative to the LPA

We would recommend the LPA obtains a management and maintenance plan, to ensure the SuDS features can be maintained throughout the development's lifetime. This should follow the manufacturers' recommendation for maintenance and/or guidance in the SuDS Manual by Ciria.

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