

Director of Environment & Infrastructure:
Mark Kemp



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Lead Local Flood Authority
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Contact Sana Shaikh
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Date 12 February 2021

RE: 5/2020/3022 - Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS

Dear Sarah,

Thank you for consulting us on the above application for the demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works

Following a review of the Flood Risk Assessment and Drainage Strategy reference IR20077/DS1 Issue 2 Rev A dated December 2020 prepared by Intrado Consulting Engineers we can confirm that we have no objection on flood risk grounds and advise the LPA that the proposed development site can be adequately drained and mitigate any potential existing surface water flood risk if carried out in accordance with the overall drainage strategy

The proposed drainage strategy is based on attenuation and discharge into a watercourse restricted to 10l/s based on the greenfield run-off rate. It is assumed that the site discharges naturally to an unnamed ditch/watercourse located south-west of the site. We note that this ditch has been tracked to the boundary of the residential gated community, from which it is shown as mapped ordinary watercourse. This ordinary watercourse is assumed to discharge downstream within the town into the Hanstead Brook a tributary of the River Ver. We acknowledge the site utilises a sub-catchment approach to deal with the surface water arising from the development. The drainage strategy for the site comprises of porous paving, ponds, and swales.

Surface water drainage calculations have been provided to support the proposed scheme. We therefore recommend the following conditions to the LPA should planning permission be granted.

LLFA position

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy reference IR20077/DS1 Issue 2 Rev A dated December 2020 prepared by Intrado Consulting Engineers and the following mitigation measures detailed within the FRA:

1. Undertaking appropriate drainage strategy based on attenuation and discharge into unnamed ditch/watercourse restricted to 10l/s.
2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.
3. Implementing drainage strategy to include permeable paving, swales and attenuation ponds

Reason

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

Condition 2

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy reference IR20077/DS1 Issue 2 Rev A dated December 2020 prepared by Intrado Consulting Engineers The scheme shall also include;

1. Full detailed engineering drawings including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
2. Detailed engineered drawings of all aspects of the proposed drainage scheme.
3. Demonstrate appropriate SuDS management and treatment (including the access road) and inclusion of above ground features such as permeable paving, reducing the requirement for any underground storage.
4. Silt traps for protection for any residual tanked elements.
5. Details of final exceedance routes, including those for an event which exceeds to 1:100 + cc rainfall event.

Reason

2. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the 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 also include:

1. Final confirmation of management and maintenance requirements
2. Provision of complete set of as built drawings for both site drainage

Reason

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

Informative to the Applicant/LPA

Please note that the ditch connecting the site to the ordinary watercourse may be designated as an ordinary watercourse once the development has been built. Please note any works to a ordinary watercourse may require consent under Land Drainage Act 1991.

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

Yours sincerely,

Sana Shaikh

Sustainable Drainage Systems Officer
Environmental Resource Planning