

DEVELOPMENT MANAGEMENT COMMITTEE

3 February 2021

UPDATE SHEET

Item 5 - 20/01188/FULM - 1-5 Faraday Close and 1-6 Greenhill Crescent, Watford (Watford Business Centre)

AMENDMENTS TO CONDITIONS

1. Two additional conditions are added in relation to surface water and drainage for the scheme.

One of these conditions (Detailed Drainage Design and Surface Water Drainage Assessment) is a pre-commencement condition and has been requested by Herts LLFA. It should be noted that this condition wording was also requested, and attached, to the previous outline planning permission for this site (ref: 19/00599/OUTM, under Condition 22).

The two additional recommended conditions are as follows:

Condition No. 23 (Detailed Drainage Design and Surface Water Drainage Assessment)

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, 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.

A full detailed drainage design and surface water drainage assessment should include:

- 1. A drainage strategy which includes a commitment to providing appropriate SuDS in line with the non-statutory national standards, industry best practice and HCC Guidance for SuDS.*
- 2. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs, cover and invert levels and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.*
- 3. Provision of above-ground SuDS features in accordance with the SuDS hierarchy. If above-ground features are not proposed to be used, strong justification should be provided.*

4. *Confirmation of a build over agreement from Thames Water for the surface water sewers.*
5. *Detailed calculations of existing/proposed surface water storage volumes and flows with full post-development network calculations and/or modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including an allowance for climate change.*
6. *Evidence that if the applicant is proposing to discharge to the local sewer network, they have confirmation from the relevant water company that they have the capacity to take the proposed volumes and run-off rates.*
7. *Discharge from the site should be restricted to the Greenfield runoff rates and volumes for the relevant rainfall events for the site. Strong technical justification will be needed if a different rate is to be used.*
8. *Demonstration of appropriate SuDS management and treatment.*
9. *An indicative maintenance plan detailing how the scheme shall be maintained and managed.*

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. Also, to reduce the risk of flooding to the proposed development and future users. This is a pre-commencement of construction condition to ensure that the proposed measures for surface water drainage for the scheme are satisfactory and are agreed with the Local Planning Authority and Hertfordshire County Council LLFA before construction commences.

Condition No.24 (SUDs Management and Maintenance Plan)

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 management and maintenance plan shall include:

1. *Provision of a complete set of as built drawings including the final drainage layout for the 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 maintenance of the surface water network on the site. Also, to reduce the risk of flooding to the proposed development and future occupants.