SITE:	Copsewood, Lye Lane, Bricket Wood, Hertfordshire, AL2 2DU
DESCRIPTION:	Reserved matters (access sought) for residential development of up to 190 dwellings and associated works.
APPLICATION NO:	5/2023/0983
GRID REFERENCE:	513097 203531
APPLICANT:	51 Pegasus Ltd
AGENT:	DLA Town Planning Ltd
DATE OF THIS RESPONSE:	15/06/2023
RESPONSE BY:	RAB

Planning Authority Comments

This technical review has been carried out by RAB on behalf of St Albans District Council. The applicant has submitted technical information in support of this development.

The applicant has submitted the reserved matters application covering access.
The proposed development would be considered acceptable to St Albans District Council as the Local Planning Authority if the following planning conditions are attached to any permission granted.

1. No development shall be commenced until details of the surface water drainage scheme, based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority, which must include the following:
    a. A fully detailed surface water drainage scheme has been submitted to the Local Planning Authority. The scheme shall include the utilisation of contemporary and appropriate sustainable drainage (SuDS) techniques, with reference to the Flood Risk Assessment and Drainage Strategy prepared by JNP Group of Consulting Engineers, dated March 2023 and with reference: S11880-JNP-XX-XX-RP-C-0001.
    b. Accompanying hydraulic modelling calculations for the entire surface water drainage scheme should be submitted and approved. These

detailed calculations should demonstrate that both the site and surrounding area will not flood from surface water as a result of the development for a full range of return periods and durations for summer and winter storm events, up to the 1 in 100 year return period event including an appropriate allowance for climate change.

c. The maximum permissible flow-controlled discharge rate shall be no more than 3.9l/s that is the site-specific QBAR for all events up to and including the 1 in 100 year return period event plus an appropriate allowance for climate change, in line with the Flood Risk Assessment and Drainage Strategy prepared by JNP Group of Consulting Engineers, dated March 2023 and with reference: S11880-JNP-XX-XX-RP-C-0001.
d. If any infiltration drainage is proposed on the final drainage layout, this should be supported with appropriate infiltration testing carried out to the BRE Digest 365 Soakaway Design standard and at the proposed invert level(s) of the infiltration SuDS feature(s). This would also require confirmation of groundwater levels to demonstrate that the invert level of any soakaways or unlined attenuation features can be located a minimum of 1m above maximum groundwater levels.
e. If the development is discharging to a drainage system maintained/operated by another authority or landowner, confirmation of consultation and the acceptability of any discharge to their system should be presented for approval.
f. Submission of final detailed drainage layout plan(s) including the location and provided volumes of all storage and sustainable drainage (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. The volume, size, inlet and outlet features, long-sections and cross sections of the proposed storage and SuDS features should also be provided.
g. The surface water drainage plan(s) should include hydraulic modelling pipe label numbers that correspond with the hydraulic modelling calculations submitted, to allow for accurate cross-checking and review.
h. A detailed assessment of the proposed SuDS treatment train and water quality management stages, for all surface water runoff from the entire development site, in accordance with the Environment Agency Guidance “Discharges to surface water and groundwater: environmental permits”.
i. The provision of a detailed plan showing the management of exceedance flow paths for surface water for events greater than the 1 in 100-year return period plus climate change event.

j. A construction management plan to address all surface water runoff and any flooding issues during the construction stage is submitted and approved.
k. If access or works to third party land is required, confirmation that an agreement has been made with the necessary landowners/consenting authorities to cross third party land and/or make a connection to the proposed sewer chamber location.

2. Upon completion of the drainage works for the development 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 documents submitted must include the following:
    a. A detailed management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by an appropriate public body or water company, management company or maintenance by a Residents' Management Company and/or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development.
    b. Provision of complete set of as-built drawings for surface water drainage infrastructure that should include all as-built levels and dimensions and full as-built details of all structures and ancillaries.
    c. Full details of all maintenance and operational activities required for the surface water drainage infrastructure.

Reason: To ensure that the development is served by a satisfactory system of sustainable surface water drainage and that the approved system is retained, managed and maintained throughout the lifetime of the development. In compliance with Policy 84 of the St Albans District Local Plan Review 1994, the National Planning Policy Framework 2021 and the Technical Guidance to the National Planning Policy Framework.