

## **DEAN MCBRIDE**

73 Langstone Ley  
Panshanger  
Welwyn Garden City  
AL7 1FR

May 21<sup>st</sup> 2018

### **2017 Draft Infrastructure Delivery Plan & Water Cycle Study – Final Evidence - Revised**

To Whom It May Concern.

Since 2013 I have spent a number of years researching, studying & investigating the 2009 Water Cycle Study (also known as the Water Cycle Strategy) & the 2012 Draft Infrastructure Delivery Plan; I had found significant evidence from within its pages & I sought to uncover the truth facing our local community at Panshanger.

I further researched the 2006/2008 East of England Plan; the 2015 Thames Water Position Statement; the 2015 Draft Infrastructure Delivery Plan – Revised & the 2015 East Herts Strategic Sites Delivery Study.

Best explained in this precise way below, the situation we (the Community); our local council (Welwyn Hatfield Borough Council); the water company (Thames Water) & the local developer (Mariposa) find ourselves in.

### **THE WARNINGS**

- **East of England Plan 2008**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads**
- **Water Cycle Strategy 2009**; The WwTw is located within an SSSI & adjacent to a Nature Reserve, which creates additional constraints when considering substantial upgrades to works.
- **Hertfordshire Infrastructure Investment Strategy 2009**; Thames water has indicated that existing Sewer Capacity in catchment of the Rye Meads Sewerage Treatment Works is Reaching Capacity.

- **Water Cycle Study 2009**; a) this equates to less than 4 years' worth of residential development; b) upgrades to the Rye Meads Network & WwTW are unavoidable, & for the majority of local authorities there are no viable alternatives to this, except developing in other catchments; c) it is recommended that the upgrades of the Rye Meads WwTW & Sewerage Network proposed by TWU are further assessed & constructed without delay; d) it is important therefore that the core strategy makes proper provision for such uncertainty & does not place undue reliance on critical elements of Infrastructure whose funding is unknown.
- **Emerging Core Strategy 2012, Policy CS12**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Draft Infrastructure Delivery Plan 2012**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Rye Meads Water Cycle Study Review 2015**; **The 2009 WCS identified that the Sewerage Network was known to be close to capacity at a number of locations in & around Stevenage**; Thames Water **consider there to be Minimal Spare Capacity within the Existing Processes to accommodate additional load.**
- **Draft Infrastructure Delivery Plan – Revised 2015**; Thames Water have identified that to deliver growth around Welwyn Garden City & Hatfield it is likely that the following Infrastructure & Infrastructure Upgrades will be required; **A New Direct Connection to the Southern Outfall Sewer at Rye Meads will be required.**
- **Draft Infrastructure Delivery Plan 2016**; Thames Water have identified that to deliver growth around Welwyn Garden City & Hatfield it is likely that the following Infrastructure & Infrastructure Upgrades will be required; **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Draft Infrastructure Delivery Plan May 2017**; Thames Water have identified that to deliver growth around Welwyn Garden City & Hatfield it is likely that the following Infrastructure & Infrastructure Upgrades will be required; **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**

## THE RECOMMENDATIONS

- **East of England Plan 2006 Harlow / M11**; Concerns about the ability of Rye Meads Sewerage Treatment Works (STW) to handle future demands without breaching EU environmental standards, and that known technology I believe does not provide a solution for doing this within Rye Meads so an alternative approach has to be looked for, as I see it, in a location which might enable discharges to be made elsewhere, that place again.
- **East of England Plan 2008**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Emerging Core Strategy 2012, Policy CS12**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Draft Infrastructure Delivery Plan 2012**; to deliver broad location for growth 1(North East of Welwyn Garden City) **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Emerging Core Strategy 2012**; 11:24: The Sustainability Appraisal raises concerns that this (Option 4) will be Insufficient to meet locally generated housing need from within the communities & that this in turn could have an impact on the viability of local shops & services & the ability to deliver jobs to support rural communities & businesses.
- **Draft Infrastructure Delivery Plan – Revised 2015**; Thames Water have identified that to deliver broad location for growth around Welwyn Garden City & Hatfield, it is likely that the following Infrastructure & Infrastructure Upgrades will be required; **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**
- **Draft Infrastructure Delivery Plan 2016**; Thames Water have identified that to deliver growth around Welwyn Garden City & Hatfield it is likely that the following Infrastructure & Infrastructure Upgrades will be required; **A New Direct Connection to the Southern Outfall Sewer at Rye Meads.**

## THE DILEMMA

- **East Herts Strategic Sites Delivery Study – Final Report 2015**; Lafarge Tarmac Commissioned THDA who submitted a Developers Enquiry to Thames Water Utilities;

7: East of Welwyn Garden City – Strategic Site Infrastructure Assessment.

7.2: Infrastructure Assessment & the Deliverability of the scheme.

7.2.1: 'Some Infrastructure Items are considered as Necessary to enable development to take place, such as securing appropriate access, utilities, drainage & Sewerage Infrastructure.

### Sewerage Infrastructure Delivery Options

- **The Outcome of the Enquiry, (outlined in the accompanying TWU Sewer Impact Study & File Note prepared by THDA), Confirmed that whilst the Existing Network has Insufficient Capacity.**
- **Rye Meads Water Cycle Study Review 2015**; Thames Water consider there to be *Minimal Spare Capacity within the Existing Processes to accommodate additional load.*
- **Thames Water – Welwyn Hatfield Local Plan Consultation 2015**; Thames Water Town Planning Manager Mr Mark Mathews Letter of Confirmation to Planning Policy WHBC dated 17<sup>th</sup> March 2015;

Page 16, reference 43380: **WGC4 East of Welwyn Garden City (Panshanger Aerodrome); We have concerns regarding Wastewater Services in relation to this site.** Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

Page 16, reference 43382: **WGC1 South of Welwyn Garden City (Creswick); We have concerns regarding Wastewater Services in relation to this site.** Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

Page 17, reference 43381: **WGC5 Land To South East of Welwyn Garden City; We have concerns regarding Wastewater Services in relation to this site.** Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

Page 17, reference 43388: **WGr1 Woolmer Green; We have concerns regarding Wastewater Services in relation to this site.** Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

**(In addition to the above, the following also from the same letter below):**

**We have concerns regarding Wastewater Services in relation to this site.** Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development;

- BPLH30 Land to the rear of Builders Arms Public House
- BPLH44 1-12 Green Close AL97ST
- BrP14 East of Golf Club Road
- BrP7 South of Hawkshead Road
- Cuf1 The Meadway
- Cuf6 East of Northaw Road East
- Former Shredded Wheat Factory Complex Welwyn
- Hat 1/13 North West Hatfield
- Hat 2 West Hatfield
- HE23 Factory adjacent Wellfield Road depot
- HW12 Land North of Toms Field
- Land at Bericot Way
- LHe1 North of Hawkshead Road
- QEII Howlands Welwyn Garden City
- Ratcliff Tail Lift Site
- Town Centre North
- WeG1 Welham Manor House
- WeG10 Dixons Hill Road
- WeG2 Welham Manor Grounds
- WeG3 South of Welham Manor
- WeG4b Marshmoor
- WeG6 Skimpans Farm

## THE SOLUTION

- **Thames Water Email to Mr. McBride 1<sup>st</sup> March 2016 from Mark Dickinson;**

### **Question to Thames Water from Mr. McBride:**

'Why was no Direct Sewer from Welwyn Garden City to the Rye Meads WwTW factored in to the 2009 WCS?'.

### **Response from Thames Water to Mr. McBride:**

'This is not to say that Network Upgrades won't be required, just that they will be more discreet in nature'.

\*The Email above makes it quite clear that, A New Direct Connection from Panshanger to the Rye Meads Waste Water Works Will have to be built before a development can take place and bearing in mind, that connection is pretty long (in fact 11 miles) from the aerodrome site that it will be very costly and could be the reason behind why it has been dismissed for so long, but only accepted on paper\*

'A New Direct Connection from Panshanger to the Rye Meads Sewerage Works Southern Point of the Works, Will Have To Be Built, First!!!

**The Evidence is clear; the case has always been for this New Sewer to be Connected Direct to Rye Meads...**

**In my view Mariposa cannot develop Panshanger Aerodrome, nor HCA with Hilly Fields, but then I have been saying that since 2013 & now the evidence is made that case very Clear. Panshanger Aerodrome should never have been brought forward for Housing in this or any Local Plan.**

Thank You,

**Dean McBride,  
Local Community Sewerage Infrastructure Expert of the Rye Meads Waste Water  
Treatment Works Catchment Area**