

Examination of the Welwyn Hatfield Local Plan 2013-32

Reg 19 (Submitted Sites)

Northern Settlements

Policy SADM 27 Site HS 15

Land East of London Road, Woolmer Green

Gladman and the Landowners of Site HS 15

Matter 2 – Environmental Considerations



April 2020

Water**Q9. How would the surface water at this site be managed?****Q10. Has a flood risk assessment been carried out?**

- 1.1 In accordance with national planning policy guidance the Site will be drained applying the Sustainable Urban Drainage hierarchy. Site-specific evidence undertaken for Gladman and the landowners shows that surface water drainage at the Site can be achieved by way of infiltration through soakaways accommodated throughout the development, and in the south potentially including a drainage basin. Off-site flows from the east will be dealt with through infiltration swales/basins located at the site boundary potentially within the landscape buffer area.
- 1.2 The drainage strategy for the Site was initially assessed through Flood Risk Assessment submitted as part of the representations to the Reg 19 version of the Local Plan for the landowner and was used to inform the illustrative masterplan also submitted as part of these representations.
- 1.3 This has since been refined by more detailed assessment carried out by Lees Roxburgh (available on request).
- 1.4 Further refinement of the drainage strategy for the site will be undertaken through the remaining design process to inform a future planning application at this site, with opportunities provided for comment by statutory providers/consultees. At this point it is not anticipated that surface water flow forms any significant constraint to developing the Site for housing.

Q11. Are there any on or off-site ramifications for flood risk that would result from the implementation of the proposed development?

- 2.1 The proposed surface water drainage strategy for the Site will deliver a betterment in flood risk terms, providing sufficient capacity to accommodate 1 in 100-year flood risk events +40% to account for climate change. This will therefore reduce the current rate of flow from on-site to off-site locations. It also means that the development will slow surface water flow across the site from off-site locations.

Q12. Would the Site's development require a balancing pond?**Q13. If so how extensive would this be and where would it be located?**

- 3.1 As set out in response to Question 9, the proposed development will be drained adopting the Sustainable Urban Drainage Hierarchy. This will primarily be in the form of soakaway measures taken throughout the development however, may include a balancing pond/drainage ditch

located in the southern part of the Site. The extent and location of will be designed and agreed in consultation with officers and statutory consultees at the planning application stage, and will be subject to the requirements of Policy SADM 14 of the Submission Local Plan.

Q14. How would foul drainage be dealt with?

Q15. Are there any foul drainage constraints that would impede the implementation of any development?

- 4.1 Sewerage arising from the Site will be drained via a connection made to the existing foul sewer network.
- 4.2 In July 2016 Thames Water confirmed that there was sufficient network capacity to accommodate the proposed development. Thames Water's report was submitted as part of the landowners Reg 19 representations.
- 4.3 Gladman is aware of a potentially more significant infrastructure capacity issue tentatively identified for Rye Meads Waste Water Treatment Works (WWTW) and set out within the 2017 version of Infrastructure Delivery Plan (Examination Document: INF/02). The proposed development would feed into the Rye Meads WWTW. The constraint identified is however a strategic issue covering a catchment much wider than Welwyn Hatfield and has as, by Gladman's understanding, yet to be clarified. Enhancements for Rye Meads WWTW are not included within the current Infrastructure Delivery Plan and as such is not anticipated to represent a constraint for the Local Plan or HS 15 at this time.
- 4.4 The planning application process however gives rise to the opportunity for the development's effects on foul infrastructure to be reappraised and updated through consultation with statutory providers, and the potential for any enhancements to infrastructure where needed, to be secured via Section 106, planning conditions, or CIL, as confirmed by Policy SP13 of the Submission Plan.
- 4.5 For these reasons it is not considered at this time that foul drainage represents a fundamental constraint to developing the Site for housing.