

Examination of the Welwyn Hatfield Local Plan

Council's Statement - Stage 8 Hearing session

Southern Settlements

Settlement: Hatfield

Policy Number: SADM26

Site References: HS11 (Hat11)

Matter number: 2

Issues: Environmental Considerations

Question Numbers: Q8-12



Matter 2 – Environmental Considerations

At paragraph 100 the National Planning Policy Framework (NPPF) says that Local Plans should develop policies to manage flood risk from all sources. It also points out at para. 109 that the planning system should prevent new and existing developments from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

8) How would the surface water at this site be managed?

Welwyn Hatfield Response:

- a) In line with Draft Local Plan policy **SADM14**, the applicant will be required to incorporate SUDs measures within the design of a future scheme, to reduce the risk of surface water run-off issues within the site area and wider area. The site is located within Groundwater source protection zone 3, which is the least sensitive in terms of potential contamination risk to groundwater.

9) Has a flood risk assessment been carried out?

Welwyn Hatfield Response:

- a) Yes, the Council commissioned JBA Consulting Ltd to undertake an Strategic Flood Risk Assessment (SFRA) in 2015, which was amended in 2016 (**ENV/10**) in order to take account of Environmental Agency's revised guidance on making allowances for climate change when modelling fluvial flood risk. The Environment Agency were consulted and approved the changes and updates to the documents and maps.
- b) The 2016 SFRA (**ENV/10**) included a level 1 study of fluvial, pluvial, ground water and residual flood risk across the Borough, taking account of the impacts of climate change. To determine which sites required a SFRA Level 2 assessment (i.e. exceptions test), all of the 2015 SHLAA sites considered suitable for development were screened against flood risk datasets; to identify if their areas were either within Flood Zones 2, 3, and/or had an ordinary watercourse within or adjacent to them (i.e. not included in EA Flooding maps); as well as the proportion of a site area that is impacted by surface water flooding and the level of risk; and, in order to determine where additional flood modelling would be required as part of Level 2 assessment. This screening indicated all of the area of Site **HS11 (Hat11)** is within Flood Zone 1 and not adjacent or in proximity to any watercourses. In addition, 1% and 4.6% of the total site area is affected by the 1 in 100yr and 1 in 1000yr risk of surface water flooding (retrospectively). A Level 2 assessment for this site was therefore not carried out (**ENV/13 and 13a**).
- c) The promoter of site **HS11 (Hat11)** has undertaken a preliminary flood risk assessment. This indicates the site is at a low risk of flooding from all sources, include surface water flooding due to its topography.

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

Welwyn Hatfield Response:

- a) The Council do not consider that there will be any on or off-site ramification for flood risk that would result from the implementation of the proposed development.

11) How would foul drainage be dealt with?

Welwyn Hatfield Response:

- a) WHBC has worked with Thames Water, as the sewerage undertaker, and Thames Water's consultant Savills, to understand the requirements of this site in terms of Sewerage capacity. The foul drainage from Site **HS11 (Hat11)** would drain to Maple Lodge Sewage Treatment Works at Maple Cross.
- b) The Thames Water consultation response to the Housing Economic Land Availability Assessment (HELAA, 2015/16) indicated that upgrades to the drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development, which can take 18 months to 3 years to design and deliver. Developers will be required to liaise with Thames Water in relation to wastewater capacity, early in the process. A detailed drainage strategy will be required informing what infrastructure is required, where, when, how it will be funded and delivered.
- c) The general approach of Thames Water to questions of sewerage system capacity is that housing growth as identified in the Local Plan can be accommodated, given adequate investment through the normal developer charging processes and allowance being made for an appropriate lead-in time.

12) Are there any foul drainage constraints that would impede the implementation of any development?

Welwyn Hatfield Response:

- a) No. The Council do not consider there to be any foul drainage constraints that would impede development on Site **HS11 (Hat11)**. Our response to the previous question noted there are waste water infrastructure network capacity constraints and that upgrades can take 18 months to 3 years, to design and deliver. The HELAA 2016 template for Site **HS11 (Hat11)** acknowledges the timescales of the wastewater upgrades can be impacted by other sites coming forward in the area. Due to this, it indicates **Site HS11 (Hat11)** may potentially be delivered within five years (if waste water upgrades are designed and delivered), depending on the wider need for wastewater infrastructure associated with the overall quantum of development that would be served by Maple Lodge Sewage Treatment Works. Alternatively, it may be realistic for the site to be delivered within 6-10 years. In line within this, Policy **SADM 26: New Dwellings in Hatfield**; has assumed a delivery timescale of 1-10 years for this site.