

**WELWYN HATFIELD COUNCIL**  
**PLANNING CONTROL COMMITTEE**  
**16 DECEMBER 2004**  
**REPORT OF THE CHIEF PLANNING**  
**AND ENVIRONMENTAL HEALTH OFFICER**

**PCC 16/12/04**  
**PART 1**  
**ITEM NO 11**  
**FOR DECISION**  
**CP&EHO**

**N6/2004/1483/DE**  
**RESERVED MATTERS APPLICATION FOLLOWING OUTLINE PERMISSION**  
**C6/0482/1988/OP, FOR THE ERECTION OF 309 HOUSES AND FLATS, ACCESS**  
**ROADS, GARAGES AND PARKING COURTYARDS**  
**LAND AT CHEQUERSFIELD, WELWYN GARDEN CITY, HERTS**

**APPLICANT: GEORGE WIMPEY NORTH LONDON LTD & PERSIMMON HOMES**  
**(THAMES VALLEY)**

(Hollybush)

**1.0 INTRODUCTION**

- 1.1 The site comprises land at the former Holy Trinity School Site off Chequers on the south side of Welwyn Garden City. The site is allocated for housing purposes, identified as site HS4 within Policy H1 of the District Plan Review. It is identified that the site could accommodate approximately 218 dwellings at the nominal density of 40 dwellings per hectare (dph).
- 1.2 The site itself lies adjacent to the East Coast Main Line, which forms a barrier to the western boundary. To the south lie open Green Belt fields, with an area of woodland to the east. This forms a visual break between the former playing fields of the school and Chequers, the road that links Welwyn Garden City with Hatfield. The northern boundary of the site comprises a recently completed roundabout and road that provides access both to the site and to the Hertfordshire Country Club, a building that lies to the northwest boundary. The Country Club is a significantly sized two storey flat roofed building of no great architectural merit that originally was primarily a sports facility but now provides for a variety of users not least a night club and entertainment facility mainly at the weekends.
- 1.3 The land extends to over 5 hectares and slopes gently across the site from north west to south east, although the existing ground levels appear to have been slightly re-graded in the past, possibly to allow the construction of level sports pitches. Three sides of the site are fringed with trees and the threat to the trees posed by this application has resulted in the Council recently serving a woodland tree preservation order on the woodland to the east. There are no trees of great amenity value or

significance within the main body of the site. High Voltage power lines cross the site in two places. An underground diversion is planned for the set of wires to the eastern boundary. The larger pylons are to the western boundary.

- 1.4 The site is on the periphery of the Welwyn Garden City urban area. The character of the immediate residential area is low density, suburban on the urban fringe. The land to the north comprises the undeveloped Chequersfield Landfill Site with the industrial Area of Burrowfield beyond. However, Members will be aware of the recent development allowed on appeal at the Creswick School site nearby on the east side of chequers which comprises a density of 87 dwellings per hectare.

## **2.0 THE PROPOSAL**

- 2.1 The proposal envisages the erection of 309 dwellings with 200 flats and 109 dwellings. This breaks down as:

47 one-bedroom and 153 two-bedroom flats – 200 in total

18 two-bedroom houses

67 three-bedroom houses

24 four-bedroom houses – 109 in total

62 affordable homes are proposed comprising 35 flats and 27 houses. The affordable housing would be located on the north western boundary of the site adjacent to the flank of the Country Club.

- 2.2 The site would be accessed via the new roundabout off from the existing Chequers roundabout from either of two entrances. Further information regarding the design rationale behind the scheme is contained within the Design Statement which was submitted alongside the application. Basically this confirms that the design of the buildings is to be a contemporary one that does not seek to imitate or mimic rigidly the historic core of the town, but nevertheless does pick up some elements. The proposal anticipates the arrangement of a mainly three-storey development, with four-storey elements located within the centre of the site, reducing to three storeys toward the western boundary. Additionally, a number of two storey dwellings are proposed. Entering from the roundabout, two three storey blocks of flats are proposed, with the intention of compressing open space in order to focus attention on a tree lined boulevard, an element which is typical of the Welwyn Garden City landscape. This then leads into an area of open space. The layout plan identifies a number of green areas with a further centrally located green, framed by the four-storey development. A number of tree-lined avenues are also proposed. Along the eastern boundary it is proposed to utilise the existing tree belt and link into this public open space.

- 2.3 The layout has been designed in order to use some of the taller buildings to help shield the development from the railway line and the Country Club. These buildings in turn have been designed in such a way to ensure that the main habitable rooms would face away from the potential source of noise. The contemporary design concept has resulted in a variety of unit designs, using roof treatments of varying heights and styles, with some elements being mono pitch, whilst others are more traditional double pitch forms. Similarly, the design introduces gable projections,

varied windows and door styles, materials comprising a variety of red, buff, multi red brickwork, render, tile hanging and weatherboarding details, with red, brown and grey roof tiles in a mixture of plain tile and pantile. The precise details can in any event be covered by an appropriately worded condition. The layout has been designed with a legibility that aims to provide a development, which has key buildings specifically located to terminate or frame vistas and afford a variety of views within and through the development.

- 2.4 It is proposed that 416 car parking spaces are provided to serve the 309 units. Of these it is intended that all of the houses will be provided with a garage and a hard standing, with the flats having at least a single parking space per unit.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 The original outline application was considered by Members at the meeting of the then Planning and Transportation Committee in July 1988 where a resolution was made to approve the application subject to legal agreements. Complications in land ownership, difficulties with the form of legal agreements and housing market conditions resulted in delays to the issuing of the planning permission. The matter was therefore referred again to members in July 1998 seeking a resolution to approval subject to an updated Section 106 Agreement.
- 3.2 Outline planning permission for housing purposes under application number C6/0482/1988/OP was finally granted on 24 September 2003 following the completion of legal arrangements that covered a requirement for 20% affordable housing, means of access and drainage provisions. The matters reserved for consideration under this application included siting of buildings, design, external appearance, means of access and landscaping.
- 3.3 Planning permission was granted in September 2000 under application number N6/1999/1059/FP for the construction of access road to serve development at the former Holy Trinity and Mater Dei school sites.
- 3.4 A reserved matters application pursuant to C6/0482/1988/OP for the erection of 332 dwellings, access roads, garages and parking courtyards, consisting of 221 flat/maisonettes and 111 dwelling houses was refused permission in July this year under application N6/2004/0357/DE. The reasons for refusal related to design, height, massing and density of the development; insufficient detailing in respect of contamination remediation; loss of trees; inadequate noise remediation; inappropriate dwelling mix and inadequate detailing in respect to compliance with the Council's sustainability policies.

### **4.0 RELEVANT PLANNING POLICIES**

- 4.1 Hertfordshire Structure Plan Review 1991 - 2011:

Policy 1 – Sustainable Development

Policy 6 – Settlement Patterns & Urban Concentration

Policy 10 – Affordable Housing

Policy 25 – Car Parking

Policy 29 – Traffic and Road Safety Implications of Development Proposals

Policy 38 – Critical Capital & Other Important Environmental Assets  
Policy 45 – Restoration of Damaged Land

- 4.2 Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003):  
Policy 6 – Settlement Pattern & Urban Concentration  
Policy 10 – Affordable Housing  
Policy 25 – Car Parking  
Policy 29 – Traffic & Safety Implications of Development Proposals  
NEW POLICY – Design and Quality of Development

- 4.3 Welwyn Hatfield District Local Plan Alterations No 1, 1998:

BEV 5 Welwyn Garden City  
Residential development: RES Criteria  
All Development: GEN Criteria  
Gen Criteria 1 – Design and Siting of Buildings  
Gen Criteria 3 – Impact on amenities of Residential Properties  
Gen Criteria 4 – Servicing Access and Car Parking  
Res Criteria 17 – Character of Settlements

- 4.4 Welwyn Hatfield District Local Plan Review, Revised Deposit Version, June 2002:

Policy SD1 and Appendix 1 - Sustainability Checklist  
Policy R1 - Reuse of Brown field Land  
Policy R2 - Contamination  
Policy R14 - Trees, Woodlands and Hedgerows  
Policy R17 - Noise and Vibration Pollution  
Policy M1 - Integrating Transport and Land Use  
Policy M6 - Pedestrian Facilities  
Policy M19 - Parking Standards for New Development  
Policy H1 - Housing Sites  
Policy H6 - Densities  
Policy H7 - Affordable Housing  
Policy H8 - Dwelling type and Tenure  
Policy OS3 - Play Space and Informal Open Space Provision  
Policy D1 – Quality and Design  
Policy D2 – Character and Context  
Supplementary Design Guidance

## **5.0 REPRESENTATIONS**

- 5.1 **Hertfordshire Highways** – Raise no objection to the proposal.

- 5.2 **Transco** raises no objection. However, requires the developer to contact them directly prior to development commencing in order to ensure that the location of any of their apparatus can be identified and protected/relocated during development.

- 5.3 **Thames Water** - raise no objection subject to the imposition of conditions and an informative in respect of on site and off site foul and surface water.
- 5.4 **Hertfordshire County Council Fire and Rescue Services** - have made a response in respect of fire hydrants which again dovetails with a requirement of the previous S106 agreement. The also comment on access for fire vehicles.
- 5.5 **Environment Agency** - has made comment in respect of surface water drainage and has advised the methods required to meet this requirement.
- 5.6 **Environmental Health** - In terms of contamination they are satisfied with the remediation statement submitted, however, are still awaiting further details on the maintenance agreement for the 'virtual gas curtain'. It has been agreed with the applicants that this matter is best dealt with by way of an appropriately worded legal agreement. In relation to noise, the applicants have forwarded a detailed noise survey in respect of buildings close to the railway line and Herts Country Club. An assessment of this has concluded that the proposal is acceptable subject to the imposition of a condition requiring certain glazing and ventilation to be fitted in bedrooms and living rooms of those properties most affected by these two constraints.
- 5.7 **Police Architectural Liaison** – Raises no objection to the proposal but has made comment on certain elements of the site layout in respect of “Secure by Design” principles. As a result an amended layout plan has been received identifying minor changes to some of the boundary treatments in accordance with the advice.
- 5.8 **Landscape Officer** - has had negotiations following the previous refusal of permission and raises no objection to the proposal.
- 5.9 **Welwyn Garden City Society** - have objected for the following reasons:
- There is a lack of provision for highway verges within the development.
- Criticise the use of various materials both for the buildings and for the floorscape.
- The distance between the highway verges and the dwellings is small giving an overall effect of a tight and cramped scheme.
- There are too many large barren areas for car parking
- The design of the flats lack visual harmony giving a “prison style” appearance.
- They suggest that there ought to be a reappraisal of the development if it is to become more in keeping with development in Welwyn Garden City.
- They, therefore, urge the Council to refuse permission.
- 5.10 **Welwyn Hatfield Housing Section** - has confirmed that they are satisfied with the location and mix of the affordable housing.

- 5.11 **Site Publicity** - Following site publicity and neighbour notification no responses have been received to the proposal

## 6.0 **DISCUSSION**

### **Principle of Development**

- 6.1 The principle of this form of development is not at issue in the determination of this application. The site does not lie in the Green Belt and has been the subject of a resolution to approve planning permission in outline form for some 15 years as indicated earlier in the report. The site is designated as Housing Site HS4 under Policy H1 in the Plan Review and the indicated number of anticipated units is given as 218 for the site. The outline permission and allocation indicate the suitability of the site in policy terms for housing.
- 6.2 What I now turn to is the compatibility of this particular application with the various policies and in particular those as outlined above when assessing the content of the application. It also needs to be demonstrated that the scheme now before the Council has addressed the previous reasons for refusal. In this regard the proposal has been the subject of substantial discussions with your Officers and with external consultees.
- 6.3 Firstly, in terms of Policy R1, the site is a former school site and therefore does fulfil the requirements of the policy to utilise previously used or developed land. A condition of the outline permission requires that the development be sited no closer than 25 metres from the outermost wire and any no private garden or amenity space shall be within 12.5. Re-consultation was undertaken on these distances prior to the issue of the permission.
- 6.4 The Housing policies of the District Plan Review articulate the approach envisaged by the Council in looking at the type, tenure and provision of new housing in the District. The application forms give a site area of 5.65 hectares, which is slightly . This gives a density of approximately 55 dwellings to the hectare. Policy H6 Densities makes clear that in accordance with the advice of PPG3 30-50 dwellings per hectare would be appropriate to this site which is not in a central location. I am, however, satisfied that in this particular instance that the density proposed is appropriate, this is particularly so given that the recently allowed appeal relating to the nearby Cresswick School site allowed development of a density in the region of 87 dwellings per hectare.
- 6.5 In terms of affordable housing, Policy H7 is relevant. However, it is noted that the requirement for affordable housing provision for this site has been provided for within the S106 legal agreement on the outline permission. This requires a 20% element. As stated elsewhere in this report the Council's Housing Section are indicating that the location and mix of affordable housing is now acceptable. Turning to general dwelling type and tenure, Policy H8 requires that where appropriate new developments will incorporate a range of dwellings. This policy aims at redressing the lack of flats, bedsits and one and two bedroom properties in the district. Although, the proposal proposes a high number of two bedroom flats (over 170

units, I am satisfied that the development provides an appropriate mix of units and is not at variance with the advice in PPG3 which encourages the development of mixed and balanced communities.

## **Design and Layout**

- 6.6 The Design Section of the Review makes clear the key design principles that new development is expected to follow. The central issue in this case is the quality of design, the size, massing and rational siting of buildings and the creation of character and context. The previously refused scheme provided a significant amount of four storey and three and half storey development with little supporting justification other than to arbitrarily increased densities on the site and locate flatted development in strategic positions next to the railway and adjacent to the former landfill site. Furthermore, the siting of buildings resulted in solid walls of housing that closed off views to the open countryside and woodland to the South and East boundaries.
- 6.7 The current proposal has attempted to address these issues. Given the site's relative isolation in respect of adjoining development the applicants have taken the opportunity to establish a different design approach rather than purely imitating earlier development. This said, the layout still incorporates certain of the characteristics of Welwyn Garden City, particularly highway verges and a variety of depth of frontage to increase the visual interest and create a contrast between different neighbourhoods. The main access road through the site takes the form of a tree lined boulevard. The layout has been thought through to provide views through the development but using buildings to act as 'visual stops'. On entry to the site flats K and L are viewed. These are three storey buildings of a height of 10.5m to the ridge set back from the road by a grass verge. They are to be constructed in facing bricks and plain roof tiles and frame the car parking to the rear which is largely hidden from view. Between these buildings views exist to toward the affordable housing dwellings, which in turn screen views of the Herts. Country Club.
- 6.8 Following entry into the site the tree lined access moves southwards, to the west of which exist flats A (three storey) perpendicular to which, also on the west of the access road, are more traditional two storey dwellings. This then leads into a large area of open space beyond which are two three storey blocks which frame the next neighbourhood of development. Again views between the frontage buildings are framed to give glimpses through to the centre of the site and a green square framed by four storey flats. These are of a contemporary design, using a mono pitch roof and having a height of approximately 14m. These are the tallest buildings on the site. Elsewhere within the site the housing (a mixture of 2 and 3 storey) is located along the southern and western areas of the site, with three storey flats located along the eastern boundary backing onto the railway line. As mentioned earlier, the affordable housing (a mixture of flats and dwellings) is located in the north eastern part of the site adjacent to the Country Club.
- 6.9 The preceding paragraphs offer only a brief journey through the site layout and housing types as it is impossible to consider at length all of the dwelling types. Nevertheless, it is considered that the layout of the development is an innovative design solution in what is a site divorced from Welwyn Garden City. It provides an

attractive and well thought out development introducing, in appropriate locations, contemporary design, linking in with more traditional development and encompasses elements of the Garden City design with the provision of grassed verges, buildings set back from the road and tree lined boulevards. I note the criticisms raised by the Welwyn Garden City Society in respect of design and the layout of the development and their suggestion that the development be re-appraised to be more in keeping with Welwyn Garden City. However, I am of the view that given the location of the site, it offers an opportunity of providing a more adventurous layout and design whilst providing a mix and level of housing (including affordable housing) which makes maximum use of this previously developed site, but which is not devoid of open space or landscaping.

### **Noise and Contamination**

- 6.10 In addressing the technical issues relating to the application, contamination is a major constraint. The site lies adjacent to the Chequersfield landfill site and this fact and the location of various monitoring points within the site means that there are important considerations regarding the approach to be taken to the safe development of this site and the compatibility with the Council's wider strategy to identify and manage potentially contaminated land. This is confirmed by Condition 6 of the outline permission which requires the submission of a suitable remediation strategy within any pursuant reserved matters application. Since the previous refusal and during the course of the application the matter has been assessed in detail by your Environmental Health Officers. The technical solution is that a "virtual gas curtain" can be extended around the majority of the northern boundary of land in the applicant's ownership. This gas curtain would protect housing on the site from the possible ingress of subterranean landfill gas. Significantly in this case the technology is relatively modern and whilst the technical specifications for protecting the site from contamination are acceptable to the Council the main concern is the delivery of the maintenance of the gas curtain for what could be an indefinite period. The applicant has advised that positive covenants can be placed on the owners of those properties that would lie adjacent to the curtain to ensure that it be managed correctly. Having taken legal advice on the matter it is considered that the appropriate mechanism for dealing with this would be through a legal agreement which would set out in detail the schedule of maintenance and who would be responsible for this. On this basis, I am now satisfied that the proposal complies with the provisions of Policy R2 of the District Plan Review
- 6.11 Following on from this the second issue from an environmental health point of view relates to noise. In this respect Policy R17 of the District Plan Review is of relevance. Section (ii) of the Policy states that development proposals will be refused if they were likely to be affected by unacceptable noise or vibration from other land uses. The applicant has submitted an updated noise assessment of the site following representations from the Council's Environmental Health Section in respect of the earlier scheme. Noise amelioration measures form part of Condition 1 of the outline permission.
- 6.12 The site identifies 3 three storey blocks of flats adjacent to the East Coast Main Line and additional development in close proximity to the Herts Country Club, currently



partly used as a night-club. I am aware that there are clauses in the lease which enable the County Council to enforce against the use. However, I consider that the design of the dwelling ought to be such as to ensure that this is not necessary. The blocks affected by these constraints have been carefully designed to ensure the main affected rooms (bedrooms) are facing away from the noise source. In addition to this, the provision of double glazing with acoustically treated mechanical ventilation will provide suitable mitigation measures for these rooms. Nevertheless, it is recommended that any living rooms in elevations facing the Country Club (flats E, F, G and H, as well as the flats above garages) are all fitted with appropriate double glazing or equivalent with acoustic trickle ventilation and acoustically treated mechanical ventilation. This requirement can be covered by way of an appropriately worded condition. With this safeguard in place I am satisfied that the development accords with the advice in Policy R17 and that contained within Planning Policy Guidance Note 24 (Planning and Noise). As a further matter the siting of these units along the boundary also act as a noise buffer for those dwellings within the site.

### **Access and Parking**

- 6.13 In terms of movement to and from the site, the question of access has been resolved through the outline permission, the S106 agreement and the recent construction of the access road from Chequers. This aspect is not, therefore, at issue in the consideration of the reserved matters application. The site in conjunction with the outline permission, new access road and the development of the Sir John Newsom and Cresswick Sites has been designed mindful of the requirements of transport integration. The proposed layout does envisage pedestrian and cycle way linkages through and beyond the site. However, Hertfordshire Highways have confirmed that the layout of the development meets with their specification for adoption, a matter which will be covered by an appropriate legal agreement under the highways act. It is inevitable that a development of this size requires a significant number of parking areas to serve the units. However, unlike the previous scheme these have been carefully designed so that they are contained within and between buildings and where possible are broken up with landscaping. All of the dwelling houses are provided with garage facilities. There are a number of flats above multiple garage blocks, however, these have been significantly reduced in number from the earlier refused scheme.
- 6.14 The area is zoned in accessibility terms as 4 within the latest parking standards produced as supplementary planning guidance. This allows the parking requirements within the site to be discounted to 75-100% of the maximum. Therefore the parking standard generated by this proposal should be between 404 and 538 spaces. The provision of 416 anticipated by this proposal falls within this range. Whilst this is toward the lower figure, the site is reasonably well served by public transport and is close to the cycle network. Furthermore, as part of the outline permission the development is required to contribute toward the upgrade of existing public transport facilities adjoining the site. In view of this and given the fact that Hertfordshire Highways are satisfied with the development, I am satisfied that the proposal accords with the relevant movement policies contained within the Review Local Plan.

## **Landscaping and Open Space**

- 6.15 The final aspect of the development refers to landscaping and open space. In terms of landscaping there have been ongoing discussions between the applicants and the Council's Landscape Officer in respect of the development of the site generally and the adjoining woodland, which is owned by the applicant but does not form part of the application site. The woodland is also the subject of a tree preservation order. The Landscape Officer is satisfied generally with the proposals for the site however, there are a few matters relating to tree species which need to be clarified. It is anticipated that this will be resolved prior to the Committee Meeting. On this basis the layout and proposals for the site are considered acceptable. In terms of the woodland adjoining the western boundary of the site, the applicants have offered this to the Council for a nominal sum but are unwilling to provide with this a maintenance sum. Whilst the woodland would provide an attractive amenity for the Council it contains within it a balancing pool and the maintenance responsibility that would come with this unfortunately makes this an unattractive and unviable proposition for the Council.
- 6.16 In terms of open space provision the site is connected to local footpath network and benefits from the area of accessible woodland which must be taken into account in determining this aspect of the application. The application provides areas of public open space and within one is an area for local play. Coupled with this there are areas of amenity and public open space available to serve the flats as well as gardens to serve the individual dwelling houses. Whilst some of these gardens are limited in size none are so small as to render them unusable or unacceptable. As part of the outline permission condition 1 required the submission of detailed plans showing the children's play area. Whilst there is no requirement for this to be equipped the applicant has indicated a willingness to provide equipment to be sited on the area identified on the plan as the children's play area. This can be covered by way of a condition and is acceptable to the Council. On this basis I am satisfied that the development is served by appropriate levels of public and private open space as well as a suitably located and equipped children's play area. The development therefore accords with the requirements of Policy OS3 of the Review District Plan.

## **7.0 CONCLUSION**

- 7.1 The proposal as set out in the above paragraphs comprises the substantial redevelopment of a previously developed site, the principle for which has already been established by the grant of outline permission. The site is relatively isolated, adjoined by a landfill site to the north, railway line to the west, open countryside to the south and is relatively well screened to the east from chequers by way of mature woodland. Public views into the site are relatively limited. This juxtaposition has allowed for a development of a contemporary design providing over 300 units of accommodation, but which has encompassed some of the features which exist in Welwyn Garden City, particularly the use of verges to the front of dwellings and tree lined boulevards.
- 7.2 The layout has been carefully assessed to afford views through the site as well as views out of the site from within. The design of certain of the units, particularly the 4 storey elements within the site around a 'green' introduce a modern approach but

which is not out of character in this location. The overall layout and interrelationship between flats and dwelling houses work well as does the mixture of more modern and traditional designs, whilst ensuring appropriate levels of privacy are maintained. The location and layout of open space within the development, coupled with landscaping and the maintenance and management of the adjoining woodland and linkages between this and the site help to soften what is a reasonably dense development. On this basis I consider that proposal represents an enterprising and well thought out development for this site on the periphery of Welwyn Garden City.

## **8.0 RECOMMENDATION**

8.1 I recommend that planning permission be granted in respect of application reference no. N6/2004/1483/DE subject to the competition of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure provision and future maintenance of the Virtual Gas Curtain forming part of the contamination remediation at the site and the following conditions:

1. SC19 (Materials to be submitted)
2. SC14 (Landscape implementation)
3. SC10 (Tree protection)
4. Prior to the occupation of 50% of the dwellings at the site children's play equipment, details of which shall be first submitted to and agreed in writing by the Local Planning Authority shall be provided at the site and thereafter retained in the agreed form.

Reason: In order to ensure adequate children's play facilities are provided at the site.

5. Prior to the commencement of development at the site details shall be submitted to and agreed in writing by the local Planning Authority of the type of glazing and mechanical ventilation to be fitted to the bedrooms and living rooms serving units E, F, G and H and flat FOG2 (plot 128) as identified on drawing PLO40709 SL01RevA. The development shall thereafter be constructed and retained in accordance with the approved details.

Reason: To protect and safeguard the residential amenities of the occupiers of the properties from noise.

6. Development shall not commence until details of on site drainage works have been submitted to an, and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

Reason: To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

7. Notwithstanding the details shown on the drawings hereby approved, details of the boundary treatments proposed around and within the site shall be submitted to and agreed in writing by the Local Planning Authority and the details so agreed shall be provided at the site prior to the first occupation of any of the dwellings and shall be maintained thereafter in perpetuity.

Reason: In order to ensure that the boundary treatments do not have a harmful impact upon the character and appearance of the area and that the privacy of the occupiers of the development is safeguarded.

### Informative

Increase flow from the development may lead to sewerage flooding. Impact studies of the existing infrastructure will be required in order to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The developer will be required to fund this. Early contact with Thames Water is recommended.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water course or surface water sewer. It must not be allowed to drain into the foul sewer as this is a major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application to the overall benefit of our customers.

In the disposal of surface water, Thames Water will recommend that the applicant:

- a) looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution;
- b) checks that the proposals are in line with the advice from DEFRA, which encourages wherever practicable, disposal 'on site' without recourse to the public sewerage system; for example in the form of soakaways or infiltration areas on free draining soils;
- c) looks to ensure the separation of foul and surface water sewerage on all new developments

Where the disposal of surface water is other than to a public sewer, the Applicant should ensure that approval for the discharge has been obtained from the appropriate authorities.

With regard to surface water, it is recommended that the Applicant should ensure that storm flows are attenuated or regulated into the receiving network e.g. through On/Off site storage

### Summary of reasons

It is considered that the proposed development does not have an unacceptably harmful impact on residential amenity or the character of the area in which it is located as the development proposed is in keeping with the character and appearance of the area in terms of scale and design, does not result in unacceptable overlooking or loss of privacy and does not have any unacceptably dominating impact with regard to neighbouring uses. The proposed development has also been considered acceptable in terms of highway safety and the provision of parking.

### **BACKGROUND PAPERS**

Hertfordshire Structure Plan Review 1991- 2011

Hertfordshire Structure Plan Alterations 2001- 2016 (Deposit Draft Feb 2003)

Welwyn Hatfield Local Plan Alterations no 1 1998

Welwyn Hatfield Review Local Plan Deposit Draft, June 2002  
Application file(s) C6/1988/0482/OP; N6/1999/1059/FP and N6/2004/0357/DE

