

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2018/1498/FULL  
**Location:** North Mymms Water Treatment Site, Warrengate Road, Brookmans Park, Hatfield, AL10 9EZ  
**Proposal:** Installation of new plant and machinery to enable new water treatment process at existing treatment plant and all associated works at site of recently demolished plant building to include: Single actiflo Carb 5 unit, Actiflo Carb Recycl Pumps and hydrocyclone, PAC Storage Silo and conveyor system, New plant building, Wastewater recovery plant and New kiosk housing a new motor control centre  
**Officer:** Mr David Elmore  
**Recommendation:** Granted

6/2018/1498/FULL

<b>Context</b>	
<b>Site and Application description</b>	<p>The site lies within the Metropolitan Green Belt, Landscape Character Area 29 and Watling Chase Community Forest as defined in the Welwyn Hatfield District Plan and Proposals Map.</p> <p>The application site is located at the site of a recently demolished building (containing filter block and sedimentation tanks) within the North Mymms Water Treatment Works (NMWTW) facility which is operated by Affinity Water. NMWTW itself is located within a fenced compound approximately 100m east of Warrengate Road. There are several buildings within the compound, some of which are two storey in height. A pair of semi-detached dwellings are located adjacent to western boundary of the compound. These dwellings front onto the access road serving the pumping station. The site is well screened by existing buildings and established planting including mature trees and boundary planting surrounding the compound.</p> <p>Planning permission is sought for a metalehyde treatment plant in place of the recently demolished building. The equipment required includes:</p> <ul style="list-style-type: none"> <li>- Single actiflo Carb 5 unit</li> <li>- Actiflo Carb Recycl Pumps and hydrocyclone</li> <li>- PAC Storage Silo and conveyor system</li> <li>- New plant building</li> <li>- Wastewater recovery plant; and</li> <li>- New kiosk housing a new motor control centre.</li> </ul> <p>The proposed new buildings measure as follows:</p> <ul style="list-style-type: none"> <li>- New treatment building floor space 190m<sup>2</sup></li> <li>- New MCC kiosk floor space 55m<sup>2</sup></li> </ul>

	<p>- Overall New slap area 570m2</p> <p>The existing water treatment plant provides drinking water to Brookmans Park, Potters Bar and Barnet. There is raw water abstraction from four borehole sources, one being at North Mymms and three remote sites. The North Mymms borehole is passed through a clarification process and is dosed with Poly Aluminium Chloride (PACL). The last stage of treatment is the Ultra Filtration building before being sent into the supply.</p> <p>The submitted Planning Statement explains that Affinity Water has an undertaking with the Drinking Water Inspectorate (DWI) to construct and commission a new treatment process to remove metaldehyde by March 2020. Affinity Water require the treatment solution to take account of the raw water quality data and deliver the required metaldehyde and turbidity levels, without adversely affecting the existing treatment process and final water quality.</p> <p>The water supplied from the water works has previously been found to exceed the drinking water standard for the pesticide metaldehyde. This is the active ingredient in slug pellets which are heavily used in agriculture. Although Affinity Water have sufficient treatment in place, they have agreed with the DWI to install additional treatment to enhance the treatment capability and reduce the risks from pesticides further.</p> <p>A previous outline planning application for these enhanced treatment processes was approved (subject to conditions) in 2016, although no reserved matters details were submitted following this approval. The development now proposed rationalises the need for the additional treatment plant and equipment required and includes the full details of the proposed equipment.</p>
<p><b>Constraints (as defined within WHDP 2005)</b></p>	<p>GB - Greenbelt  LCA - Landscape Character Area (Mimmshall Valley)  PAR - PARISH (NORTH MYMMS)  ROW - FOOTPATH (NORTH MYMMS 010) - Distance: 14.95  Wards - Welham Green &amp; South Hatfield  WCCF - Watling Chase Community Forest  HEN - No known habitats present (high priority for habitat creation)  SAGB - Sand and Gravel Belt</p>
<p><b>Relevant planning history</b></p>	<p>Application Number: 6/2015/2528/OUTLINE  Decision: Granted  Decision Date: 14 April 2016  Proposal: Outline planning permission for the enhancement and installation of additional treatment, including the demolition of buildings, with all matters reserved</p> <p>Application Number: S6/2009/1167/FP  Decision: Granted  Decision Date: 19 October 2009  Proposal: Glass reinforced plastic kiosk to house chemical delivery equipment and cross site ducting</p> <p>Application Number: S6/2001/0841/FP  Decision: Granted  Decision Date: 18 February 2002  Proposal: Erection of 25 metre high telecommunications mast and associated development</p>

	<p>Application Number: S6/2000/1482/FP Decision: Granted Decision Date: 12 February 2001 Proposal: Erection of new water treatment plant</p> <p>Application Number: S6/1980/0091/ Decision: Granted Decision Date: 15 April 1980 Proposal: Alteration to access to existing site</p> <p>Application Number: S6/1979/0469/ Decision: Granted Decision Date: 09 August 1979 Proposal: New main pumping house, well pump house and chemical treatment building</p> <p>Application Number: S6/1978/0321/ Decision: Granted Decision Date: 07 September 1978 Proposal: Pumping station and treatment building for water supply</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	<p>Site Notice Display Date: 31 October 2018 Site Notice Expiry Date: 21 November 2018</p>		
<b>Summary of neighbour responses</b>	No representations received		
<b>Consultees and responses</b>	<p>Welwyn Hatfield Borough Council Public Health &amp; Protection Team – Conditions recommended regarding noise from plant and equipment; and contamination.</p> <p>North Mymms Parish Council – Comment that material colours of the building should blend with the rural surroundings.</p> <p>Environment Agency – No comment.</p> <p>Cadent Gas – No objection.</p>		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input type="checkbox"/> Supplementary Design Guidance Others: SD1, R1, R2, R19 & RA10 of the District Plan; SP1, SP9, SADM11, SADM18 and SADM34 of the Emerging Local Plan			
<b>Main Issues</b>			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> Subject to details of external materials being agreed in the interest of high quality design and maintaining local character. This can be secured by a planning condition.			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> A pair of semi-detached dwellings (71 & 73 Warrengate Road) are located adjacent to			

western boundary of the compound. The scale of the proposal would not appear unduly dominant or result in adverse loss of sunlight or daylight to these properties given their separation distance from the application site and presence of intervening buildings and trees.

In terms of noise from the proposed new plant, the application has been supported by a Sound Assessment (in draft form) which the Council's Public Health & Protection Officer has reviewed. With mitigations measures such as 2m barriers and enclosures around the plant, the proposed installation should be able to meet the requirement being 10dB below the background noise level at the nearest residential properties. The report does however mention that further assessment will be required once actual source data is known. In the absence of complete clarity a condition is recommended ensuring noise from plant and equipment is kept within acceptable limits.

The Council's mapping system shows the site as having potential contamination from previous a factory/works use. The propose development is such that details will be needed for the potential impact on contamination of the site and surrounding area in accordance with Policy R2 of the District Plan, SADM18 of the Emerging Local Plan and the NPPF. The requirements to satisfy potential contamination issues can be secured through a planning condition.

### **Other considerations**

#### Green Belt

The National Planning Policy Framework 2019 (NPPF) in paragraph 145 outlines that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, apart from a limited number of exceptions.

One of these exceptions (engaged in this case) is exception g which explains that partial or complete redevelopment of previously developed land, whether redundant or in continuing use, is not inappropriate provided the development would not have a greater impact on the openness of the Green Belt than the existing development.

The courts have held that the impact of a development on Green Belt openness requires both a spatial and visual assessment.

The application site previously contained a filter block building and sedimentation tanks which occupied a large proportion of this area. These buildings however have recently been demolished.

As the application site is now void of above ground development, the proposal would inevitably have an impact on Green Belt openness in a spatial sense.

In visual terms, the site is located in a central position amongst other plant and buildings and is surrounded on three sides (to the north, east and west by other associated built development. The scale of the proposal has been dictated by the requirements of the new treatment process and it is understood that no surplus buildings or plant is proposed as part of this application.

The proposed development would be read as part of the existing buildings at the facility and not appear unduly prominent either within the site or in the context of the immediate locality. Built development would extend no further than the buildings and plants which until recent stood on the application site. Furthermore, views of the development would be very limited outside of the site given the presence of existing boundary landscaping, existing intervening buildings and separation distance from public vantage points.

The application site is considered to be the least obtrusive location for additional built development in the Water Treatment Works facility. For the above reasons there would be an absence of harm to Green Belt openness in visual terms.

In weighing the balance, it is considered that the proposal would not have a harmful effect on Green Belt openness. Accordingly, the proposal would represent appropriate development in the Green Belt.

#### Improvements to water quality

Although Affinity Water have sufficient treatment in place, they have agreed with the Drinking Water

Inspectorate to install additional treatment to enhance the treatment capability and reduce the risks from pesticides further. As such, the proposed development would also accord with paragraph 170(e) of the NPPF which explains that developments should, wherever possible, help to improve local environment conditions such as air and water quality.

### **Conclusion**

Subject to the suggested planning conditions, the development proposal would accord with all relevant local and national planning policies.

### **Conditions:**

1. No development above ground level in any phase of the development shall take place until a manned measured noise survey and report of the findings have been submitted to and approved in writing by the Local Planning Authority. This noise survey must include reference to measured background noise level at monitoring locations agreed by the Local Planning Authority. The noise emitted must be measured at 1.0m from the facade of the nearest residential premises, so far as practicable, to demonstrate that the noise emitted by the combined operation of all external building services plant hereby permitted will not exceed 10db below background noise level at any time when the plant is operating. Measurement parameters must include the LA90, LAeq, LA Max and frequency analysis.

If mitigation measures are required to ensure the plant does not exceed 10db below background noise level at any time when the plant is operating, details of such mitigation must be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. These details must include:

- Location and extent of mitigation measures shown in plan form (metrically scaled); and
- Design, height and appearance of mitigation measures (metrically scaled).

The approved mitigation measures must be carried out before the development is brought into use and retained permanently thereafter.

REASON: To protect the living conditions of neighbouring occupiers in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

2. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a) to (d) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part (a) to (d) have been complied with in relation to that contamination.

#### (a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be

produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- Human health
- Property (existing or proposed) including buildings,
- Crops
- Livestock
- Pets
- Woodland and service lines and pipes
- Adjoining land
- Groundwaters and surface waters
- Ecological systems
- Archeological sites and ancient monuments

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part b, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is

subject to the approval in writing of the Local Planning Authority in accordance with part c.

(e) Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy R2 of the Welwyn Hatfield District Plan 2005; Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework 2019.

3. No development above ground level in any phase of the development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance 2005 (Statement of Council Policy), Policy SP9 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2019.

DRAWING NUMBERS

4. The development/works shall not be started and completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
P018849-SK-326-0003	A	Treatment Area Overall Site Plan	5 June 2018
P018849-SK-326-0004	A	Treatment Area Sections 1 of 2	5 June 2018
P018849-SK-326-0005	A	Treatment Area Sections 2 of 2	5 June 2018
P018849-SK-	A	Demolition Plan	5 June 2018

326-0009			
P018849-SK-326-0002	A	Proposed Site Layout	5 June 2018
303/125/58	A	Rear Elevation Of Filter Block	26 June 2018
303/125/19	B	Main Pumphouse Elevations And Sections	26 June 2018
P018849-DR-381-0002	D	General Arrangement Overall Plan/Section	21 March 2019
P018849-DR-381-0003	D	General Arrangement Artiflo Area Plan	21 March 2019
P018849-DR-381-0004	D	General Arrangement Artiflo Area Section Plan	21 March 2019
P018849-DR-381-0005	D	General Arrangement Artiflo Area Sections	21 March 2019
P018849-DR-381-0006	D	General Arrangement Artiflo Area Sections	21 March 2019
P018849-DR-381-0007	D	General Arrangement Artiflo Area Sections	21 March 2019
P018849-DR-381-0008	D	General Arrangement Actiflo Dosing Building Plan	21 March 2019
PO18849-DR-293-0002	A	Centrifuge Platform Level	16 October 2018
PO18849-DR-293-0003	A	Centrifuge Lifting Beam Level	16 October 2018
PO18849-DR-293-0007	A	Building Section & Details	16 October 2018
P018849-DR-325-0053	A	Existing Planning Elevations Sheet 1 of 2 (Prior to demolition)	21 March 2019
P018849-DR-325-0054	A	Existing Planning Elevations Sheet 2 of 2 (Prior to demolition)	21 March 2019
P018849-DR-325-0054	AA	Existing Planning Elevations Sheet 2 of 2 (Post demolition)	21 March 2019
P018849-DR-325-0053	AA	Existing Planning Elevations Sheet 1 of 2 (Prior to demolition)	21 March 2019
P018849-DR-381-0009	D	General Arrangement Actiflo Building Sections	21 March 2019
P018849-	A	Planning Site Layout	21 March 2019



DR-325-0052

P018849- DR-325-0051	A	Planning Elevations Sheet 2 of 2 (Proposed)	21 March 2019
151669_PLN _SP_4.1		Site Location Plan	21 March 2019
P018849- DR-325-0050	A	Planning Elevations Sheet 1 of 2 (Proposed)	21 March 2019
P018849- DR-381-0010	A	General Arrangement Actiflo Building Sections	21 March 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

**Informatives:**

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

**Determined By:**

Mr Mark Peacock  
1 April 2019