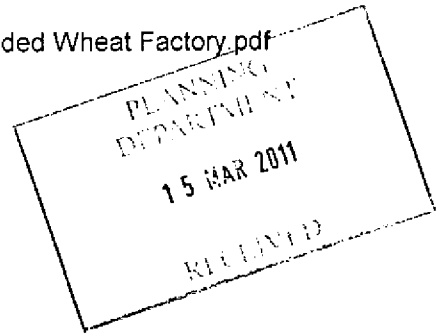


AK

[Redacted]

Sent: 15 March 2011 09:04
To: Planning
Subject: FW: EA Reply - N6/2010/2055/MA
Attachments: Full - Shredded Wheat Factory.pdf; Outline - Shredded Wheat Factory.pdf



From: planning, [Redacted]
Sent: 14 March 2011 15:02
To: Richard Aston
Subject: EA Reply - N6/2010/2055/MA

Richard

Please find attached our letters for the above application.

Many Thanks

Dawn Lloyd

Planning Liaison Officer

Environment Agency

[Redacted]

Planning a new development? Come to us for free pre-application advice and see our [Developers Pack](#).

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Mr R Aston
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2010/110462/02-L01
Your ref: N6/2010/2055/MA
Date: 14 March 2011

Dear Richard

**Former Shredded Wheat Factory Complex and Land adjoining at
Broadwater Road West, Welwyn Garden City, Hertfordshire.**

Revised EIA - Full planning permission for part demolition, repair, restoration, extension and conversion of the former shredded wheat factory complex to provide retail, business, heritage centre and energy centre. Associated alterations to existing vehicular and pedestrian access and highway layout within and around the site, including the creation of two vehicular access ramps to basement parking, hard and soft landscaping, the provision of a civic square, park, public and private open space, pedestrian walkways to include the upgrade of the existing pedestrian footpath over the railway line and associated enabling works.

Thank you for your email dated 23 February.

On review of the additional documents we are unable to remove our outstanding objection to the proposed development. However, we are currently in discussions with the developer to ensure that the drainage scheme meets the following criteria:

- A greenfield runoff rate from the site
- Attenuation of surface water on the site up to the critical 100year storm event, with an allowance for climate change, and
- Maximising the use of sustainable drainage system (SuDS) on the site.

Large underground structures constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels, or flow in groundwater-fed streams, ditches or springs.

The developer has recently sent us an amended Water and Drainage Strategy, dated March 2001, issue 03, which we are currently reviewing. The information submitted does not allow us to remove our outstanding objection and we have requested that the developer maximises the use of SuDS in order to achieve a sustainable drainage scheme.

Once we have agreed the scheme set out in the Water and Drainage Strategy we would recommend that the Flood Risk Assessment to be updated accordingly to reflect the agreed scheme.



If you have any queries please contact me.

Yours sincerely

Miss Dawn Lloyd
Planning Liaison Officer



cc DP9

creating a better place



Mr R Aston
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2010/110465/02-L01
Your ref: N6/2010/2055/MA
Date: 14 March 2011

Dear Richard

**Former Shredded Wheat Factory Complex and Land adjoining at
Broadwater Road West, Welwyn Garden City, Hertfordshire.**

Revised EIA - Outline planning permission for development of land to the west and south of the shredded wheat factory to comprise the following uses: retail, business, hotel, residential, to include: houses, flats, care home and ymca & doctors surgery and pharmacy, swimming pool and leisure centre with all matters reserved apart from means of access.

Thank you for your email dated 23 February.

On review of the additional documents we are unable to remove our outstanding objection to the proposed development. However, we are currently in discussions with the developer to ensure that the drainage scheme meets the following criteria:

- A greenfield runoff rate from the site
- Attenuation of surface water on the site up to the critical 100 year storm event, with an allowance for climate change, and
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Once we have agreed the scheme set out in the Water and Drainage Strategy we would recommend that the Flood Risk Assessment to be updated accordingly to reflect the agreed scheme.

If you have any queries please contact me.

Yours sincerely



Miss Dawn Lloyd
Planning Liaison Officer



cc DP9