

Date: 16 March 2018  
Our ref: 239898  
Your ref: **6/2018/0171/MAJ**



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Planning Support  
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**BY EMAIL ONLY**

T 0300 060 3900

Dear Emily

**Planning consultation: Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 494 sq.m of health (Use Class D1), 494 sq.m of community use (Use Class D1), 1,232 sq.m of office (Use Class B1) and 646 sq.m of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,096 sq.m of flexible business floorspace (Use Class B1), 265 sq.m Combined Heat and Power (Sui Generis), 2,494 sq.m International Art Centre (Use Class D1), 1,226 sq.m Gymnasium (Use Class D2), 1,576 sq.m of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery of 644 sq.m as well as a Network Rail TOC Building of 364 sq.m; plus associated car parking, access, landscaping, public art and other supporting infrastructure.**

**Location: Former Shredded Wheat Factory Welwyn Garden City AL8 6UN**

Thank you for your consultation on the above which was received by Natural England on 21 February 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

## **SUMMARY OF NATURAL ENGLAND'S ADVICE**

### **FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES**

As submitted, the application could have potential significant effects on Tewinbury SSSI and Sherrardspark Wood SSSI. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

*Information on whether any new water abstractions will be required and whether there will be any discharge of water or liquid waste of more than 5m<sup>3</sup>/day to ground (i.e. to seep away) or to surface waters.*

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

## **Additional Information required**

We note that 'From reviewing the baseline conditions within and surrounding the Site, groundwater, foul drainage demand and mains water supply are considered to be the key receptors in terms of the Proposed Development.' (Non-technical Summary, para 12.4). We also note that 'Further consultation is on-going with Thames Water regarding any off-site infrastructure improvements which may be required in relation to the supply of mains water and foul drainage demand of the Proposed Development' (para 12.8).

Sherrardspark Wood SSSI is situated about 1.1km from the application site and is sensitive to changes in groundwater abstraction. Tewinbury SSSI is situated about 2.5km from the application site. This site is sensitive to any discharge of water or liquid waste of more than 5m<sup>3</sup>/day to ground (i.e. to seep away) or to surface water, such as a beck or stream (Note that this does not include discharges to mains sewer which are unlikely to pose a risk at this location).

We therefore require further information on water supply and wastewater disposal when this is available in order to assess the effect of the proposal on designated sites.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

If you have any queries relating to the advice in this letter please contact me on 01284 735236..

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above has been provided.

Yours sincerely

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