6.7 FLOOD RISK ASSESSMENT AND SUSTAINABLE DRAINAGE

A Flood Risk Assessment, by engineering consultants Thomasons, accompanies this application, and demonstrates that the risk of river flooding of the site, which is in Flood Zone 1, is low, and other forms of flooding is very low. Changes to flood risk as a result of climate change have been assessed and the report concludes that while surface water and sewer flood risk may increase, it is from very low to low.

Also accompanying this application is Thomasons' Drainage Strategy. Local ground conditions, in particular the risk of chalk solution features, rule against surface water going to soakaways. As an alternative, the strategy therefore proposes to discharge to the surface water sewer in Broadwater Rd, but at a greatly attenuated rate relative to the existing brownfield run off. Sewer levels in Broadwater Rd are such that that gravity drainage can be achieved even from the proposed basement carpark.

The surface water drainage on site will be designed and installed to accommodate peak rainfall flows equivalent to the 1% annual probability event, including a 40% increase in rainfall. This provides surety that surface water from the site will be managed for the lifetime of the development, inclusive of the highest climate change estimates for peak rainfall.

ASPECTS OF SUSTAINABILITY





6.6 Drainage strategy plan by Thomasons



6.8 AIR QUALITY

6.9 ECOLOGY AND BIODIVERSITY

ASPECTS OF SUSTAINABILITY

Clean air is rightly regarded as part of our quality of life, and essential to health and wellbeing.

In Welwyn Hatfield, air quality across the district is good, such that the Borough has found no need to designate a statutory Air Quality Management Area or action plan under the relevant legislation.

The proposed use for housing is benign, and does not introduce any increased source of air pollution. Indeed, the number of cars that would access the site as housing would be lower than the current office use, and the proposal also makes provision for electric vehicle charging for the first time. Neither would the site's development for housing expose new residents to existing commercial and industrial sources of air pollutants, as there is no evidence that nearby businesses area a source of air pollution.

A fuller examination of national policy and guidance in relation to air quality, together with an examination of the need for an air quality statement, is found in the Planning Statement by Barker Parry Town Planning that accompanies this application. A preliminary ecological investigation from Tom Moya Associates accompanies this application. It shows that the site currently has negligible ecological or biodiversity value.

Following the report's recommendations, the submitted architects' and landscape architects' plans show a number of ecological enhancement measures: a wildlife meadow under the boundary trees, swift brick and bat boxes build into the brickwork, bird boxes carefully located within the existing trees, and a log pile to encourage insects.

The landscape scheme incorporates native species, in particular the fastigiate oaks that continue the existing frontage planting, and the new shrub and flower planting uses species taken from the Royal Horticultural Society's 'Perfect for Pollinators' list.



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