



Welwyn Hatfield District Council
Hertfordshire
planning@welhat.gov.uk
FAO: Clare Howe

Reference Number: 6/2020/03420/MAJ

29 January 2021

Dear Clare

DESCRIPTION: Demolition of existing buildings and construction of 289 residential units (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

LOCATION: Biopark, Broadwater Road, Welwyn Garden City AL7 3AX

Thank you for consulting us on the above development.

Water efficiency

Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions in chalk stream catchments. These measures minimise potable (i.e. treated to a level suitable for drinking) water use by reducing the amount of potable water used for washing, cleaning and watering gardens.

The measures also reduce the carbon emissions associated with treating this water to a standard suitable for drinking and will help reduce carbon emissions in your borough where you have declared a climate change emergency.

Being within an area designated by the Government as a 'water stressed area', we expect that the development includes water efficient fixtures and fittings as required by your submission Local Plan *Policy SADM 13 Sustainability Requirements (2016)*.

You may be aware that water efficiency measures are also required by the Building Regulations. The building regulations set a specific water use standard that is appropriate for all new development proposals. Part G2 of the Regulations requires a maximum of 125 litres per person per day, or 110 litres per person per day in an areas designated as water stressed areas "*where a condition that the dwelling should meet the optimum requirement is imposed as part of the process of granting planning permission*"

Affinity Water requests the following condition is imposed on the site:

Prior to works commencing on site, details of how the development will incorporate a mix of rainwater and greywater harvesting, and water efficient fixtures, fittings and landscaping to achieve compliance with the target of 110/litres/person/day must be submitted to the Local Planning Authority for approval. The development will be constructed in accordance with the approved details and maintained in perpetuity.



Reason: *To improve the sustainability of dwellings, with particular regard to the efficient use of water, as required by Policy SADM Sustainability Requirements and Part G2 of the Building Regulations.*

Infrastructure connections and diversions

There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges will apply.

We advise that this is done as soon as possible to avoid delays in servicing the new development.

Yours sincerely

Kim Harding MRTPI

Asset Protection Specialist
Environmental Policies and Strategies