

Notes of a meeting held on 4 August 2017 10am at Welwyn Hatfield Council Offices

To discuss sewerage infrastructure issues related to Panshanger Aerodrome site

Present:

Mr Dean McBride (Panshanger Resident), Graeme Kasselmann (Thames Water), Simon Chivers (Welwyn Hatfield Borough Council)

- SC gave a summary of the current Local Plan position. The Plan had been submitted for examination in May 2017, and includes the allocation of the former Panshanger Aerodrome site for housing (650 dwellings). Examination hearing dates are awaited from the Planning Inspectorate, and there is likely to be a session on the allocation of the Panshanger site. The hearing dates are likely to be in October and possibly November.
- GK introduced himself and explained his role as Infrastructure Planning Manager at Thames Water (TW) for North London. He highlighted that there would be a change in the system of infrastructure charging of developers by Ofwat from 1 April 2018. There will be a variable charge collected by TW, who will then be responsible for all sewerage network upgrade works in connection with development. TW may seek the imposition of phasing conditions on developments, to enable them to deliver upgrades timeously.
- DM referred to his previously submitted information on the sewerage implications of development at Panshanger (and nearby at Birchall Garden Suburb, where Tarmac are the current landowner). He had understood from previous discussions with TW that a new trunk sewer would be required to link the new developments directly to Rye Meads sewage treatment works. DM produced an Ordnance Survey based plan, showing the indicative route of this new sewer.
- GK advised that he believes the requirement for a new trunk sewer was outdated. TW have revised their calculation method to account for the reduction in potable water demand (and hence associated foul water discharge) required by Building Regulations. This has reduced peak flow rates and how the sewerage infrastructure might be constructed to accommodate new development. The accuracy of flow modelling within the existing network had been improved due to improved models and modelling software. Accordingly, it was GK's view that a new trunk sewer to Rye Meads was not likely to be required, though there would need to be new connections and upgrades to the existing network.
- An upgrade is currently underway at Rye Meads sewage works, as advised previously by TW, and a reference is included in WHBC's Infrastructure Delivery Plan (IDP) at 13.32 on page 136. TW consider that this upgrade to the works will be sufficient to accommodate all growth planned within the catchment until 2026. The longer term plan for capacity at Rye Meads post-2026 will be appraised and developed by TW as details of the proposed scale and phasing of development sites become clearer.
- The WHBC IDP reference at 13.34 on page 137 which refers to "A new direct connection to the Southern Outfall Sewer at Rye Meads" was discussed. This is believed to be a speculative future asset as no reference can be found of a Southern Outfall Sewer in this location that is in operation. GK advised that this is an outdated or incorrect reference which had not been

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picked up in recent revisions of the IDP. GK and SC agreed that this reference should be checked and corrected as necessary. **GK agreed to provide an updated position statement in respect of the sewerage upgrades required to serve the sites in the local plan, SC agreed to send the relevant IDP extracts to Chris Colloff at Savills (agents for TW) so that advice could be received and an accurate version made available to the impending Local Plan examination.**

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- DM stated that he needs to see documentation which shows why no new trunk sewer to Rye Meads is required to accommodate the Local Plan growth. The question should be answered as to why TW thought in 2013 that a new trunk sewer was required, whereas now they think it is not. DM asked to see the original internal report at TW which recommended a new trunk sewer to Rye Meads. **GK agreed to establish if such a report exists and, if it can be found, to supply details to DM. Such information would need to be read in conjunction with the up to date position statement that GK will provide.**
- SC reiterated that it was important to have correct, up to date information for the Inspector at the Local Plan examination. The Hertfordshire Water Study has looked at modelling for the longer term future of water supply and sewerage infrastructure, and is expected to be published in September. If this happens it will be made available to the examination. GK indicated that some work had been done to assess the demands on Rye Meads sewage works in connection with large scale development at Harlow. This information is included in the position statement for Rye Meads STW.

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SC 7 August 2017