

David Elmore
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2023/136338/01
Your ref: 6/2023/2173/COND
Date: 6 December 2023

Dear David,

Former Volkswagen Van Centre, Comet Way, Hatfield, Hertfordshire, AL10 9TF

Discharge of condition

Submission of details pursuant to condition 8 (piling/other foundation designs) on planning permission 6/2020/3222/MAJ - demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development.

Thank you for consulting us on the above Discharge of Conditions on 26 October 2023.

As part of the consultation, we have reviewed the submitted documents:

- Technical Note: Objection - Condition 8 – Foundation Piling Depths. Prepared by: O Belson (Stantec UK Ltd) Dated: 19/10/2023. (Job no: 332610303. Note no: TN002.)

Environment Agency Position

Based on the review of the documentation submitted, **we are able to recommend the discharge of condition 8.** This is because we consider the piling activities to have posed a low risk to the groundwater.

We look forward to being consulted on further conditions from planning permission 6/2020/3222/MAJ.

Advice to Applicant

We recommend that developers should:

1. Follow the risk management framework provided in 'Land contamination: risk management' when dealing with land affected by contamination.
2. Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as

Cont/d..

- human health.
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
 4. Refer to the contaminated land pages on gov.uk for more information.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Ms Frankie Mansi
Planning Advisor

Direct dial: 07771 382559

Direct e-mail: Francesca.Mansi@environment-agency.gov.uk