

Mr. David Elmore,
Principal Major Development Management Officer
Welwyn Hatfield Borough Council,
Council Offices,
The Campus,
Welwyn Garden City,
AL8 6AE

02/12/2022

Ref: 012150 - DES-Volkswagen Hatfield

RE: Planning Approval: **6/2020/3222/MAJ**
Location: Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF
Development: Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development
Planning Compliance Condition No. 8, and 22.

Issued via: Email d.elmore@welhat.gov.uk

Dear David,

We are writing to you with regard the above noted development which was approved on 24 March 2022 and on behalf of New Ways Ltd as main contractor for these works.

We have noted that comments have been placed on the planning file in relation to multiple conditions, but we wish to address Conditions 8 and 22 in this letter.

To remind you of these two conditions, they relate to the following under approval 6.2020/3222/MAJ

Condition 8: Piling

Condition 22: Bird and Bat Boxes

Consultee Response			
<input type="checkbox"/>	Comments.pdf (77 kb)	Objection - WHBC - Client Services	11/10/2022
<input type="checkbox"/>	WK134342 - VW Harpsfield COND.pdf (88 kb)	Comment - Public Health and Protection attachment	25/10/2022
<input type="checkbox"/>	Comments(4).pdf (75 kb)	Comment - Public Health and Protection	25/10/2022
<input type="checkbox"/>	620222300COND_011122.pdf (174 kb)	Objection (condition 8) - Affinity Water	01/11/2022
<input type="checkbox"/>	EA Response - 135016 (002)_Redacted.pdf (183 kb)	Comment - Environment Agency - letter - redacted	07/11/2022
<input type="checkbox"/>	620222300COND_091122__Redacted.pdf (85 kb)	Comment (conditions 6 & 7) - Affinity Water - redacted	09/11/2022
<input type="checkbox"/>	Response_6-2022-2300-COND.pdf (70 kb)	Holding Objection - HCC Transport Programmes & Strategy	10/11/2022
Comments			
<input type="checkbox"/>	Matt Dodds Herts and Middlesex Wildlife Trust Objection 11-11-2022.pdf (79 kb)	Objection - Herts and Middlesex Wildlife Trust	11/11/2022

Figure 1: Schedule of Comments to the Date of this Letter

Condition 8: Piling Response

Two comments received address this specific condition.

- Environment Agency letter 7 November 2022 refers to condition 8. This letter requests further information and we plan to demonstrate this using bore hole results located within the building footprint. These are boreholes carried out during this year which are newer than original available borehole results.
- Affinity Water letter 1st November 2022 also refers to condition 8. Herewith our response to include the review of the bore holes and the depths of the piles.

Response:

The original bore holes on site CP01, CP02, CP03 are marked on the attached plan in Figure 1. New Ways Ltd. commissioned Ian Farmer Associates to carry out new updated bore hole testing. These are marked on the attached plan BH1, BH2 and BH3, same Figure 1.

A copy of this report is attached to this submission.

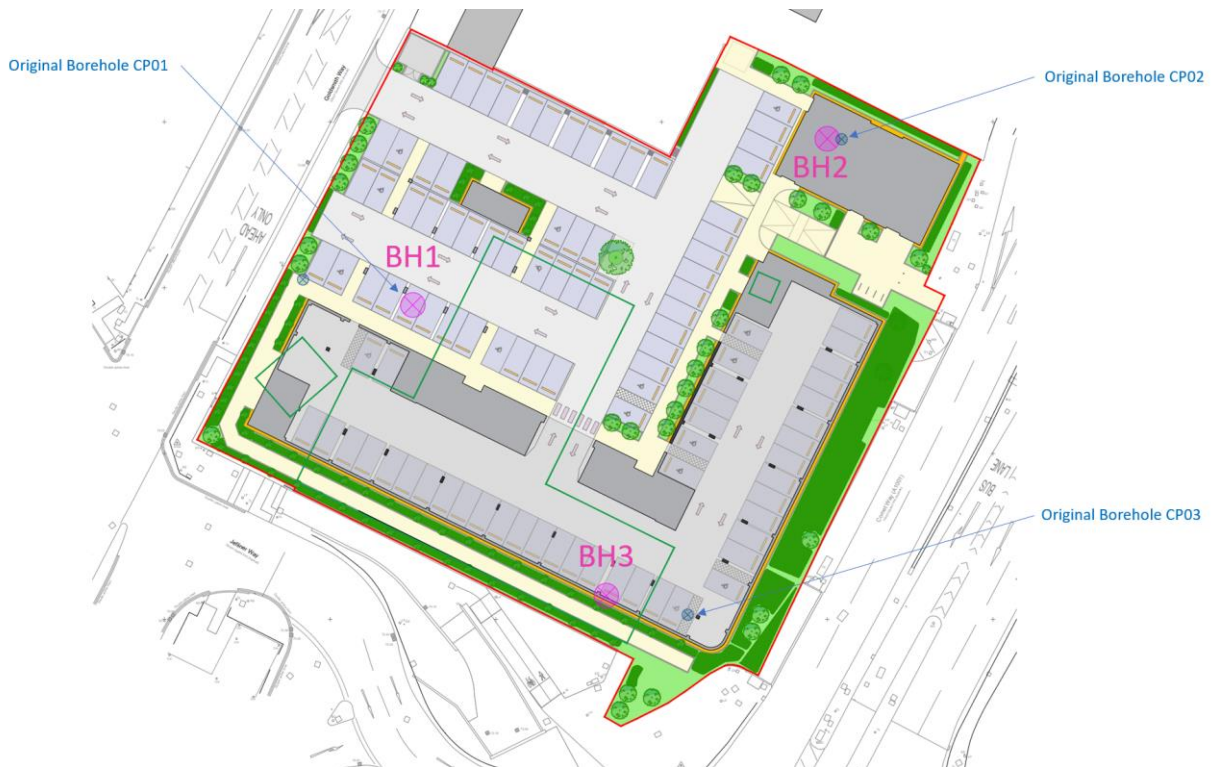


Figure 2: Site Overlay of Borehole Locations

Based on the report, we have marked up the profiles of the borehole's strata against the longest proposed pile (15.5m) and this is included on the 3 cross sections below for each of the bore holes (see Figures 4, 5 and 6)

In order to determine the sections which, follow we have overlaid the ordnance datum against the BH1, 2 and 3 logs. The ordnance datum levels have been established off the topographical survey of the site. See Figure 3 below for details.

Based on the borehole results, we have plotted the levels of Chalk and the overlying sand and gravel layers. Above this datum we have set a 2.0m offset level marked in red in Figures 4, 5 and 6. This is based on the same criteria established in the Affinity Water letter above the boulder clay base. This datum established rises across the site from +59.6m towards the North of the site, to +60.08m to +60.12m to the Southwest. Based on this information and the depth of the lowest pile no pile on this site breaches this level.

Bore Hole Number	Ordance Datum Level Ground Surface at the Hole (AOD – above ordnance datum)	Overlay Plans on top of the survey
BH1	+76.120m AOD	
BH2	+76.080m AOD	
BH3	+76.100m AOD	

Figure 3: Schedule of Borehole Ground Level Ordnance Datums

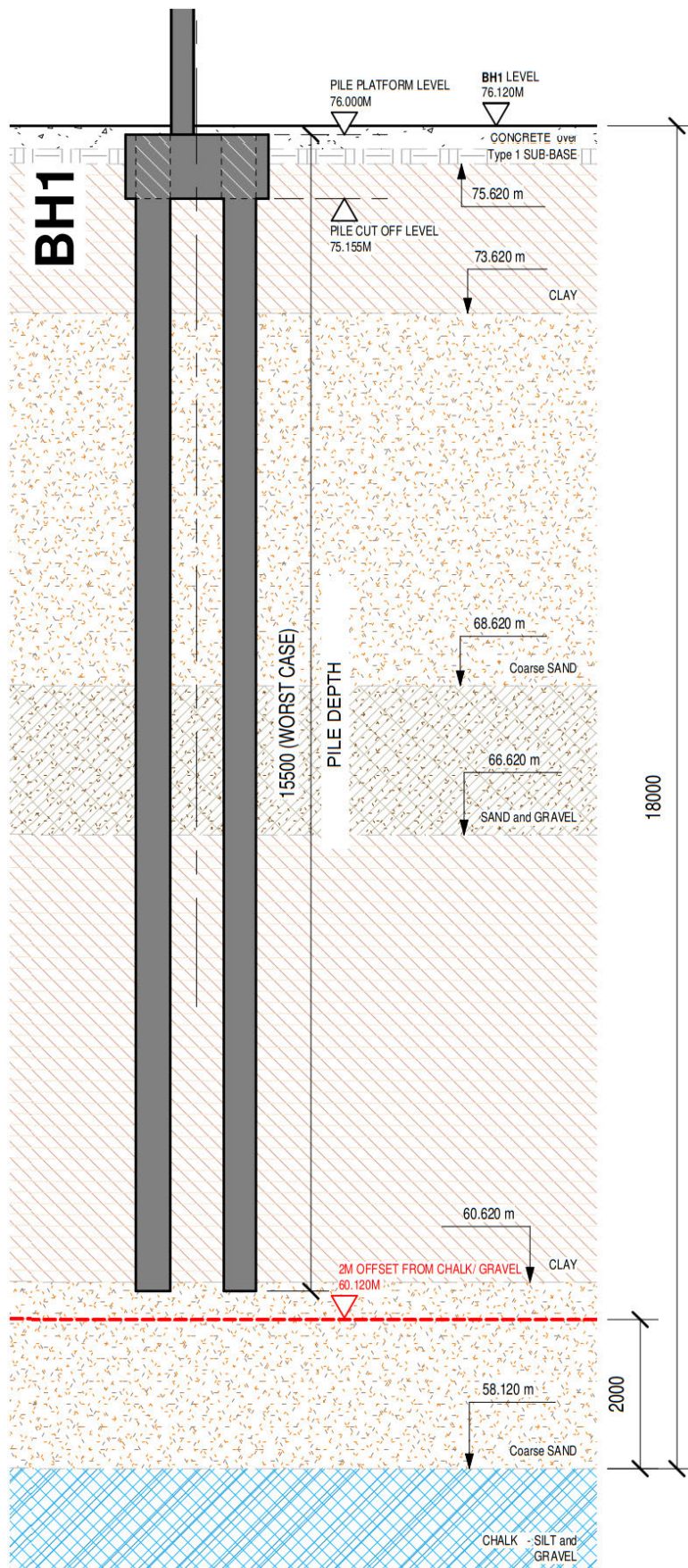


Figure 4: Bore Hole 1 (BH1)- Showing Strategy with Piling Profile

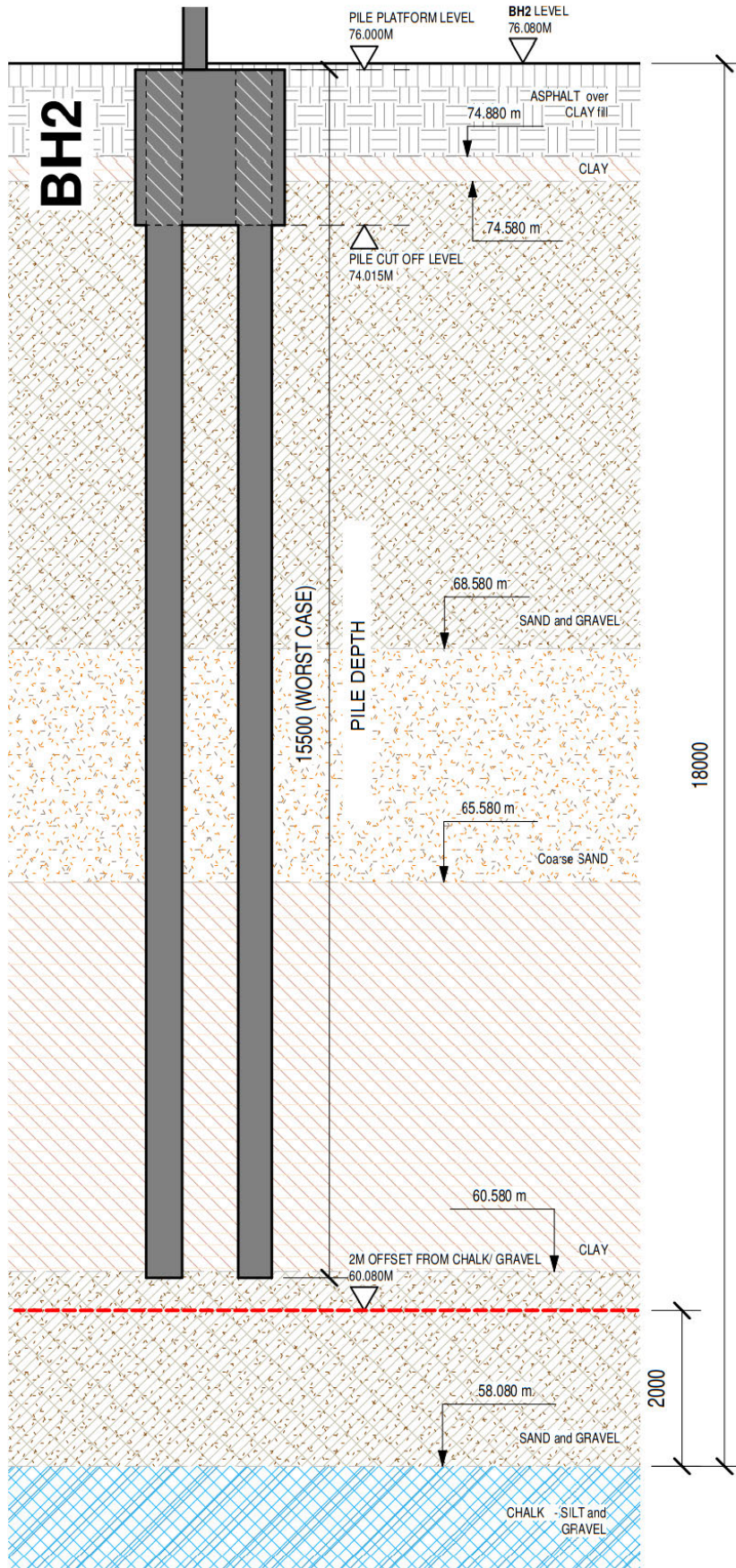


Figure 5: Bore Hole 2 (BH2)- Showing Strategy with Piling Profile

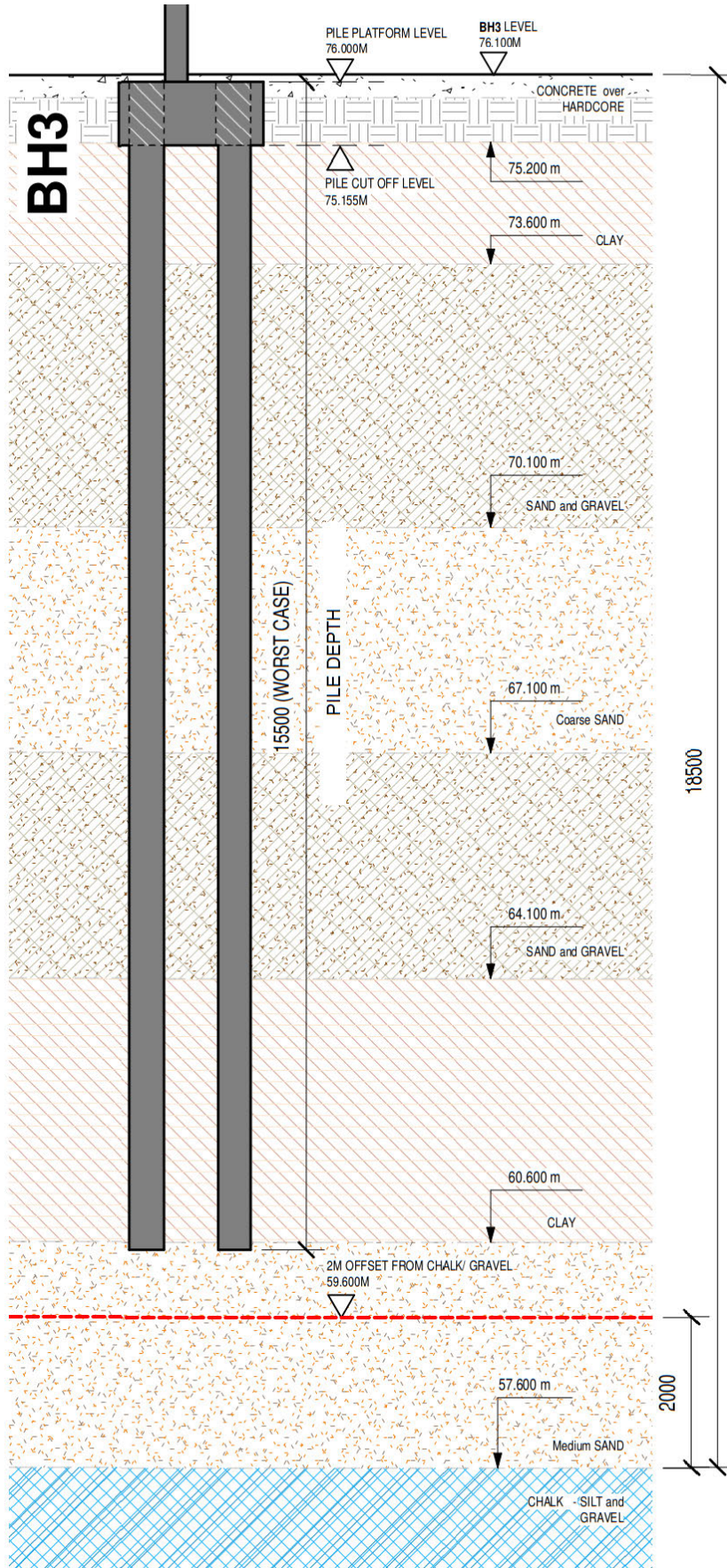


Figure 6: Bore Hole 3 (BH3)- Showing Strategy with Piling Profile

In support of this condition, we include a copy of the bore holes results.

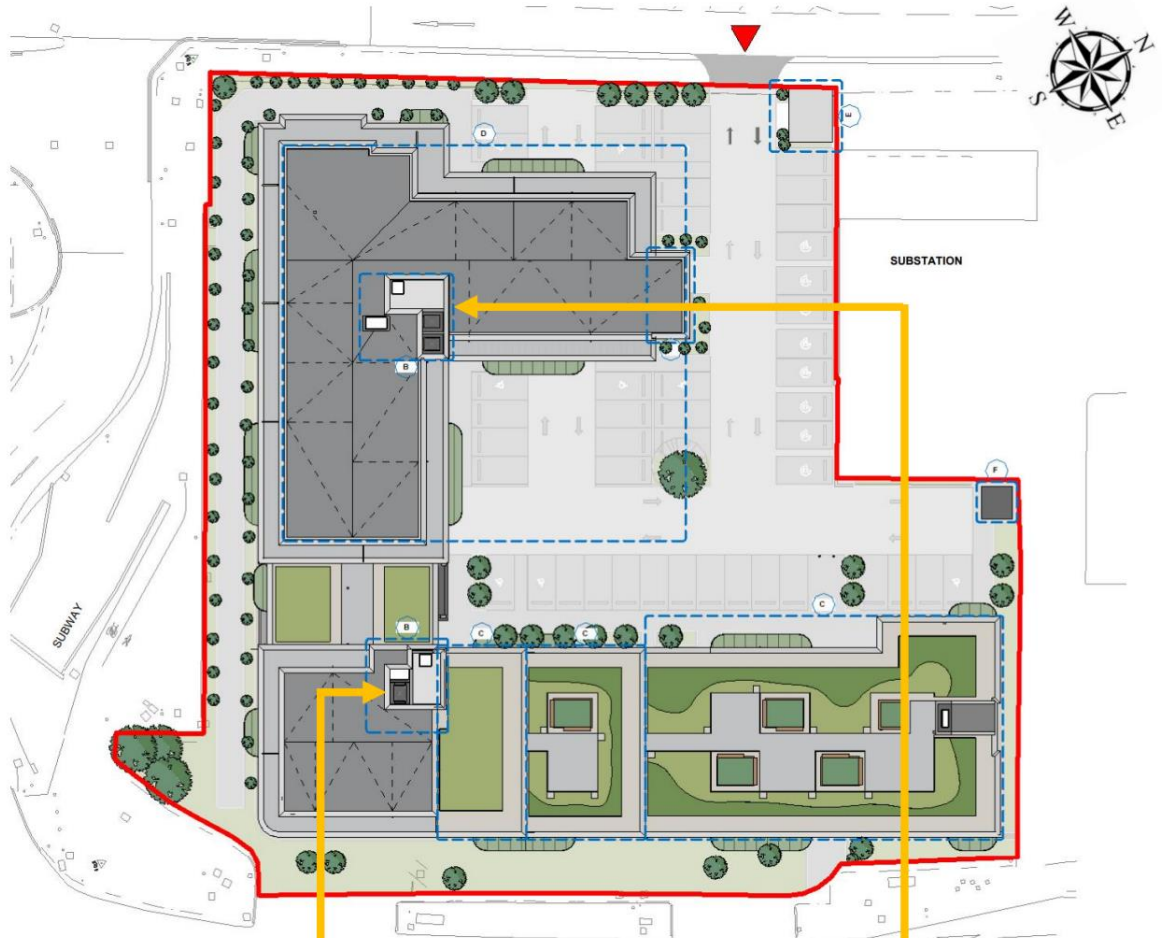
- Ian Farmer Associates Ground Investigation Report

Condition 22: Bat and Bird Boxes

One comment received addresses this specific condition.

- Comment from Matt Dodds Herts and Middlesex Wildlife Trust dated 11.11.2022

We are happy to take on board the advice which refers to the bat and bird boxes and we can agree to their installation. We include the amended details on the following pages to align with the comments, Figures 7 onwards. We have incorporated the roosting spaces away from the terraces/ balconies.



South Aspect Location
2 No. Integrated Bat Boxes

North Aspect Location
6 No. Integrated Swift Boxes

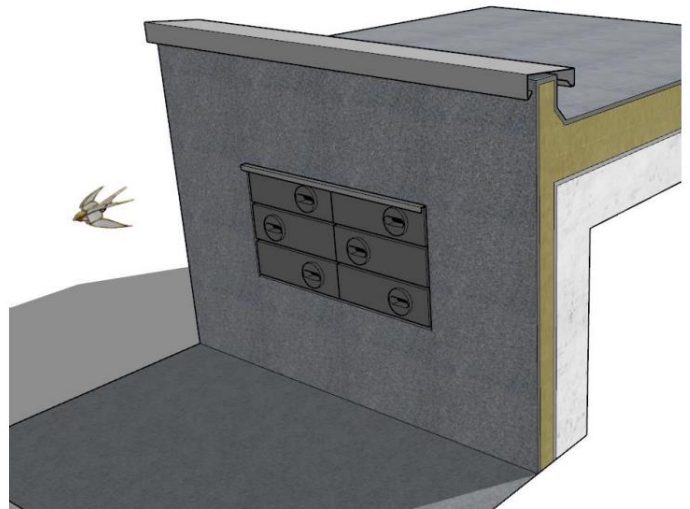
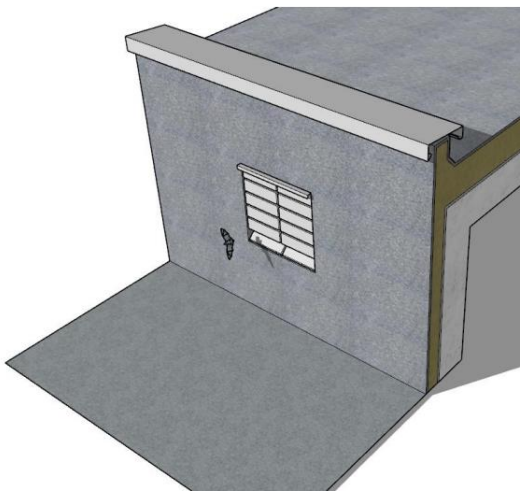
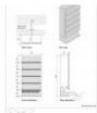


Figure 7: Locations of Bat and Swift Boxes



Habitat 001 Bat Box Standard Facing

- Other Options -

Colour: red, blue or buff brick
Dimensions: 215 mm wide x 440 mm high x 102 mm deep
Material: Concrete plus brick facing
Weight: approximately 7 kg

001 Facing Options:

Unfaced for Render Finish with red, blue or buff plinth
Standard Finish in smooth red, blue or buff brick
Bespoke Finish in a material of your choice

The Habitat Bat Box is a large, solid box made of insulating concrete which provides an internal roost space, and can be seamlessly integrated into the fabric of a building as it is built or renovated. Suitable for most species commonly found in the UK, this single chambered unit features an integrated V system to increase the surface for bats to roost against, whilst allowing them to move around.

The Habitat Bat Box can be faced with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.

This box is faced in standard smooth blue or red brick and is ideal for new builds.

BIM

BIM versions of the Habitat 001 Bat Box are available for download, to request these please [contact us](#).

To get a quote for this product, please use the Request a Quote form below.

[Request a Quote](#)

Product Category:

[Bat Boxes](#)

Figure 8: Bat Boxes Detail

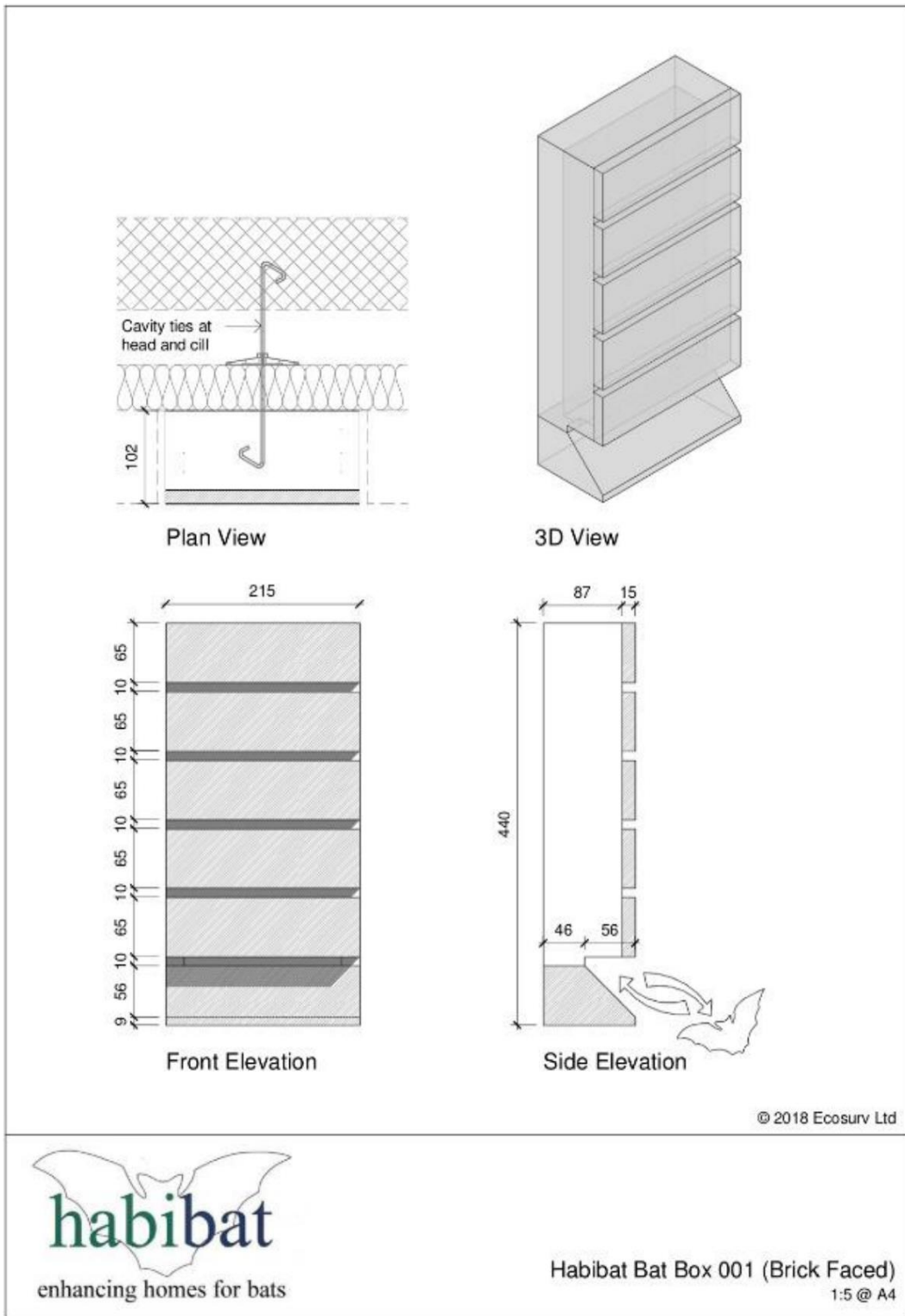


Figure 9: Bat Boxes



About this product

Swifts in the UK have been declining rapidly over the past decades, with a population decrease of around 53% between 1995 and 2016. It is thought that the destruction of suitable nesting habitat is a core reason for this decline, and many councils are now advising swift bricks be used in new-builds and renovations.

This build-in nest box is designed to be integrated into the cavity of a building, constructed from long-lasting WoodStone and built to match standard UK brick dimensions. Swift boxes should be sited at least five metres high on a non-south-facing wall, with a clear flight path from the entrance. This box is designed to be rendered over, so only the small raised section around the entrance is visible. Swifts are colony breeders, so it is recommended that multiple boxes be sited together - just be sure to leave at least 40cm distance between entrance holes.

Specification

Width: 44cm
Height: 14 cm
Depth: 15cm

Material: WoodStone

Figure 10: Swift Boxes

We trust this is in order.

Yours sincerely,



Barry Reynolds

Director

For and on behalf of Redbrooks Specialist Design and Build Ltd.

c.c.	Sophie Schofield/ Matt Schofield	New Ways Ltd.
	David Gleeson/ Kathryn Eames	Accordus ltd.
	Rolland Velho/ Kevin Smith/ Francis Jackson	Redbrooks