

Christopher Dale
Assistant Director (Planning)

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Date: 05 September 2022

Mr Barry Reynolds
Ground Floor, Suite 1A
Phoenix House
Christopher Martin Road,
Basildon Essex
SS14 3EZ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Reynolds,

Application Reference: 6/2022/1730/COND

Proposed development at: Beadles Volkswagen Van Centre Harpsfield Broadway
Hatfield AL10 9TF

Proposal: Submission of details pursuant of condition 8 (piling) on planning
permission 6/2020/3222/MAJ

Thank you for your application requesting approval of the above details reserved by
condition.

Condition 8 states:

*“Piling/other foundation designs using penetrative methods must not be carried out
other than with the written consent of the local planning authority.”*

*REASON: To ensure that the development will not exacerbate the bromate and
bromide groundwater pollution beneath the site, in accordance with Policies R2 and
R7 of the Welwyn Hatfield District Plan 2005, Policies SP 10 and SADM 18 of the
Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August
2016, and the National Planning Policy Framework.”*

The submitted information does not confirm that the piling works will not exacerbate
the bromate and bromide groundwater pollution beneath the site. Consequently, this
condition cannot be discharged.

The applicant will need to submit further information showing that risks of exacerbating the existing groundwater pollution through the piling method have been identified and addressed. The following documents should be helpful in this case:

- <https://www.claire.co.uk/useful-government-legislation-and-guidance-by-country/77-risk-assessment-info-ra/208-assessing-risks-to-the-water-environment-info-ra2-3>
- <https://webarchive.nationalarchives.gov.uk/ukgwa/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/320701/scho0906blt-e-e.pdf

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at d.elmore@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



David Elmore

Principal Major Development Management Officer