

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

Our ref: NE/2022/135016/01-L01
Your ref: 6/2022/2300/COND
Date: 7 November 2022

Dear David,

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

Submission of details pursuant to condition numbers - 1 (construction management plan), 5 (surface water strategy), 6 (surface water scheme), 7 (drainage), 8 (foundation), 9 (design plan), 10 (accessible housing scheme), 11 (highway improvement), 12 (samples), 13 (hard landscaping), 14 (soft landscaping), 15 (hard landscaping - roof garden), 16 (external lighting), 17 (cycle store), 18 (cycle store under-croft/open air), 19 (balcony screens), 20 (energy & sustainability statement), 21 (pv cells plan), 22 (bat & bird boxes), 23 (noise compliance), 24 (noise compliance), 26 - (suds), 27 (access), 28 (ev charging points), 29 (parking), 30 (bin stores), 31 (roof gardens), on planning permission 6/2020/3222/MAJ.

Thank you for your consultation on the above discharge of conditions application and apologies for the delay in our response. As part of the consultation, we have reviewed the following:

- FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY. VOLKSWAGEN HATFIELD, Land off Goldsmith Way, Hatfield. Prepared for REDBROOKS by Jasper Kerr Consulting Engineers Ltd. Document reference: HAT-HSD-XX-XX-RP-C-0100. Revision: P05. Date: 26 September 2022.
- METHOD STATEMENT For KPL 207, Volkswagen HATFIELD. Scope of Work: CFA Piling. Prepared by Kisiel Piling Ltd are on behalf of the Principal and Main Contractor – New Ways LTD. Reference No: KPL/22/207. (undated)
- Proposed Development at Advantage Cars, Comet Way, Hatfield Phase 2 Ground Investigation Report. Prepared for Comet Way Hatfield Limited by Stantec UK Limited. Project Ref: 47179. Document Ref: 47179/3502/r1. Revision: 00. Date: August 2020.

Environment Agency's Position

Two of the above-mentioned planning conditions were proposed by the Environment Agency; namely Condition 7 (drainage) and Condition 8 (foundations). After a review of the submitted information, we are in the position to **recommend discharge of Condition 7 (drainage)** at this time. However, we are **unable to recommend discharge of Condition 8 (foundation)** based on the submitted information. Please see the details below.

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Condition 7 (drainage)

We recommend the discharge of this planning condition based on the submitted information. We are satisfied that the proposed drainage poses a low risk of exacerbating the bromate and bromide groundwater pollution beneath the site because the scheme does not infiltrate water into the ground and porous /permeable surfaces are lined.

Condition 8 (foundation)

We are unable to recommend the discharge of this planning condition based on the submitted information.

There are two exploratory holes logs that provide information about the geology encountered at the anticipated depths of the proposed CFA piles: CP01 and CP02. Both indicate the piles will terminate at or close to the interface between a clay aquitard, which separates the upper and lower gravel aquifers, and the top of the lower gravels. This interface is likely to vary across the site and so some piles will puncture through the clay aquitard. The lower gravels lie directly on top of the chalk aquifer. Groundwater in the lower gravel aquifer is known to be in hydraulic continuity with the chalk aquifer and bromate and bromide pollution lies within these gravels as well as the Chalk.

Please provide further information on how it will be ensured that the upper and lower gravel aquifers are kept separate throughout piling activities and the life of the development, so that the existing bromate and bromide pollution does not exacerbate.

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,

Mohammad Ahmed
Sustainable Places Planning Advisor

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