

David Elmore
Welwyn Hatfield Borough Council
The Campus,
Welwyn Garden City,
Hertfordshire,
AL8 6AE

Our ref: NE/2023/136348/01
Your ref: 6/2022/2493/COND
Date: 12 December 2023

Dear David,

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

Submission of details pursuant to conditions 2 (remediation strategy), 3 (ground investigation measures) & 4 (ground contamination) on planning permission 6/2020/3222/MAJ.

Thank you for consulting us on the above application on 30 October 2023. We have reviewed the following documents:

- Updated Remediation Strategy/Risk Assessment, prepared by Stantec UK Ltd, ref: 332610303, dated: 19.10.2023.

Environment Agency Position

Following review of the submitted information above, **we can recommend partial discharge of parts A, B and C of condition 2.** We are satisfied that the submitted updated risk assessment adequately covers the risks posed to the water environment however **a verification plan including details of the data that will be collected to demonstrate works set out in the remediation strategy has not been provided.** This is a requirement outlined in point D of condition 2 to identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

We would recommend that confirmation of whether unexpected contamination was encountered during the development and demolition is submitted. Additionally, a retrospective plan of how it will be demonstrated that remedial work has been completed. Guidance on remediation and verification is available through Land Contamination Risk Management (stage 3 remediation and verification) on the Gov.uk website at the link below:

[LCRM: Stage 3 remediation and verification - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/land-contamination-risk-management-stage-3-remediation-and-verification)

We did not recommend conditions 3 and 4 and therefore are unable to recommend their discharge.

Cont/d..

Advice to LPA

In relation to land contamination at the proposed development site, please note that we only consider issues relating to controlled waters.

Land contamination: risk management and good practice

We recommend that developers should:

- Follow the risk management framework provided in '[Land contamination: risk management](#)' when dealing with land affected by contamination
- 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 human health
- 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
- Refer to the [contaminated land](#) pages on gov.uk for more information.

Advice to applicant

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.

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

Yours sincerely,

Rosie Brown
Planning Advisor

E-mail: HNLsustainablePlaces@environment-agency.gov.uk

Tel: 02030253783