



**REUBY & STAGG LTD.**

CONSULTING CIVIL & STRUCTURAL ENGINEERS

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Our ref: RB/10390

24<sup>th</sup> January 2019

Mr M Christensen  
Taylor Wimpey North Thames,  
1<sup>st</sup> Floor,  
2 Imperial Place  
Maxwell Road,  
Birehamwood  
WD6 1JN

Dear Matt,

**Re: Taylor Wimpey - Proposed Development**

**Land North of Chequersfield, Welwyn Garden City, Hertfordshire, AL7 4TX**

**Planning Condition Discharge Ref 6/2019/3112/COND**

Further to receipt of Ms Sarah Madyausiku email dated 8<sup>th</sup> January 2019 regarding LLFA response to the discharge of condition 7 we would provide the following response and further details

The LLFA correspondence states that they are unable to recommend the discharge of condition 7 and that they require detailed engineering drawings of the proposed SuDs features to satisfy point 2 of condition 7. We attach the construction details of the soakaway, and porous paving, along with the previously issued detailed drainage layout we trust this now satisfies the LLFA comments.

With regards the Environment Agency input a 3.9m deep traditional soakaway is by no means deep nor is it a borehole (to be classified as deep the chamber or bore hole would extend >6m below existing topography). The depth of Soakaway 3 although detailed as 3.9m is only 2.9m into the natural topography as the ground is

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M E Reuby, G Bedford, R Barclay, C Vivian, M Dewson

being lifted to suit the built development also the natural ground water table is 13m down therefore resulting a natural 10m filtration zone.

We trust the attached information is enough for you to discharge this condition

Kind Regards

A handwritten signature in black ink, appearing to read 'Ross Barclay', with a long horizontal flourish extending to the right.

**Ross Barclay**  
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