

Clare Howe
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2019/131089/01-L01
Your ref: 6/2019/2708/COND
Date: 28 November 2019

Dear Clare

Former shredded wheat factory, Welwyn Garden City, Hertfordshire, AL8 6UN

Submission of details pursuant to condition 3 (penetrative methods) and 4 (borehole management scheme) on planning permission 6/2018/0171/MAJ

Thank you for consulting us on the above discharge of conditions application. Having reviewed the submitted documents, **we are not in a position to recommend the discharge of Conditions 3 and 4.**

We have reviewed the following documents that were submitted to support this application:

- 15503SI - Risk Assessment and Method Statement 23-10-19 (RSA Geotechnical, ref AJS/QUO/6547A)
- CB/19028/ Discharge Condition 3 & 4 Cover letter/19-10-25 (ColladoCollinsArchitects, 25th Oct 2019).

The Environment Agency notes that the southern section of the site has been subject to recent remedial works which requires ongoing monitoring of groundwater as part of the verification plan. Condition 51 of planning decision ref 6/2018/0171/MAJ deals with these ongoing monitoring requirements and associated borehole management independently.

The following comments therefore only relate to the requirements of Condition 3 and Condition 4:

Condition 3

The submitted "15503SI - Risk Assessment and Method Statement 23-10-19" states that the drilling of the investigation boreholes is due to be undertaken on the 30th October 2019. It is therefore unclear if these works have been completed and confirmation is sought on this point. It will not be possible to retrospectively discharge this aspect of the condition.

During the drilling works care should be taken to prevent the creation of preferential pathways between any superficial strata (made ground, gravels) potentially containing perched groundwater and the deeper Chalk aquifer.

Cont/d..

It should be noted that this condition will only be able to be partially discharged as it is not clear if piled foundations are required. Piled foundations will require a separate risk assessment which demonstrates that risks posed to controlled water can be addressed.

Condition 4

The covering letter states that no borehole will be retained on site and therefore no requirement for further monitoring exists. This statement is not agreed with as there is currently insufficient information to determine if further monitoring is required.

Further details about the ground and groundwater conditions encountered along with aspects of the construction works which could impact groundwater i.e. basement excavations, piling, groundwater in areas of contamination will need to be provided to demonstrate that further monitoring is not required.

Advice to Applicant

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 meeting, or document review, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk

Further information on our charged planning advice service is available at: <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

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

Yours sincerely

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