

-----Original Message-----

From: Cory, Theresa [mailto:theresa.cory@environment-agency.gov.uk]  
Sent: 07 August 2017 11:37  
To: Tim Croot  
Cc: NET Enquiries; HNL Sustainable Places; Frapporti, Giuseppe  
Subject: FW: EA Response Land at Cole Green and land at Birchall Farm  
Ref:6/2015/2471/EIA Scoping  
Request

Hi Tim,

RE: Land at Cole Green NGR: TL2680311297 Thanks for your email. Taking your queries in turn:

1. With respect to which con land reports were reviewed during the EIA consultation, our officer will have reviewed what was provided as part of the consultation. (We are not currently aware of any further consultations via pre-app charging or formal from the LPA/Herts CC since our letter dated Feb 2016.)
2. The attached letter was sent as part of a planning consultation response so it would appear on the public register.
3. With respect to requests for information and enquiries, please direct these to our Customers and Engagement team at [HNLenquiries@environment-agency.gov.uk](mailto:HNLenquiries@environment-agency.gov.uk)<<mailto:HNLenquiries@environment-agency.gov.uk>>
4. GW abstraction to west of site: The EA regulates water abstractions greater than 20m<sup>3</sup>/day and there don't appear to be any to the west of the site.
5. Surface water contamination: sorry not my part of the business so I can't comment. I'm about to go on leave for a couple of weeks (as are a couple of other people from my team) so we'll be really down on resources until the end of August, if you need further support in order to write the report for the Planning Inspector, can you direct your query either to our Customers & Engagement team (general/pollution/abstraction/etc query) or Sustainable Places team (EIA/planning applications/etc) rather than me or my team directly. Thanks.

Kind regards  
Theresa

---

From: Tim Croot [mailto:t.croot@welhat.gov.uk]  
Sent: 07 August 2017 10:41  
To: Cory, Theresa <theresa.cory@environment-agency.gov.uk>  
Subject: RE: EA Response Land at Cole Green and land at Birchall Farm  
Ref:6/2015/2471/EIA Scoping  
Request

Hi Theresa, I undertook a site visit on Friday with the Welwyn Garden City Society (secretary and chairperson).

They had a couple of question for the EA which I promised to forward:

1. Has the EA seen the updated contaminated land report (three of them) dated 6/10/2014--- they contain a number of additional recommendations?
2. Is the document you sent me last week for public viewing?
3. Is there a contact name I can provide them at the EA?
4. What knowledge does the EA have about a ground water pumping station to the west of the site (they showed it me but I didn't know anything about it)?
5. Is the EA aware of surface water contamination affecting the fishing lake (killing fish) and a secondary pond located on the site which apparently produced high readings for contamination ?(see plan attached).

The site visit itself was reasonably constructive. I explained the regulatory split (i.e. contaminated soil vs. water) between EH and the EA.

I will be meeting Tarmac and its contaminated land consultants on Wednesday for further discussion and explanations in terms of the intrusive investigations that have been already undertaken.

Regards

Tim Croot

From: Cory, Theresa  
Sent: 03 August 2017 15:24  
To: 'Tim Croot' <t.croot@welhat.gov.uk>  
Subject: FW: EA Response Land at Cole Green and land at Birchall Farm  
Ref:6/2015/2471/EIA Scoping  
Request

From: SPHatfield  
Sent: 09 February 2016 07:23  
To: Chris Carter <c.carter@welhat.gov.uk<mailto:c.carter@welhat.gov.uk>>  
Cc: 'Young Alison'  
<Alison.Young@eastherts.gov.uk<mailto:Alison.Young@eastherts.gov.uk>>  
Subject: EA Reponse Land at Cole Green and land at Birchall Farm  
Ref:6/2015/2471/EIA Scoping Request

Dear Chris and Alison

Please find attached our response, apologies again for the delay.

Best Wishes

Georgina Howell  
Planning Advisor  
Sustainable Places | Environment Agency - Hertfordshire and North London Apollo  
Court, 2 Bishops  
Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX  
01707 632405  
SPHatfield@environment-agency.gov.uk<mailto:SPHatfield@environment-agency.gov.uk  
>

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From: Chris Carter [mailto:c.carter@welhat.gov.uk]  
Sent: 01 February 2016 10:17  
To: SPHatfield  
Cc: 'Young Alison'  
Subject: RE: Land at Cole Green and land at Birchall Farm Ref:6/2015/2471/EIA  
Scoping Request

Georgina,

Thanks for letting me know.

Kind regards

Chris

Chris Carter MRTPI

Principal Major Development Officer

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE  
Telephone: 01707 357298

Email: [c.carter@welhat.gov.uk](mailto:c.carter@welhat.gov.uk)<<mailto:p.cosham@welhat.gov.uk>>

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From: SPHatfield [<mailto:SPHatfield@environment-agency.gov.uk>]  
Sent: 01 February 2016 10:15  
To: Chris Carter  
Subject: RE: Land at Cole Green and land at Birchall Farm Ref:6/2015/2471/EIA Scoping Request

Dear Chris

Since emailing you last week, I've now had all the comments back so I will be providing a full response shortly

Best Wishes

Georgina Howell  
Planning Advisor  
Sustainable Places | Environment Agency - Hertfordshire and North London Apollo Court, 2 Bishops Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX  
01707 632405  
[SPHatfield@environment-agency.gov.uk](mailto:SPHatfield@environment-agency.gov.uk)<<mailto:SPHatfield@environment-agency.gov.uk>>  
>

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From: Chris Carter [<mailto:c.carter@welhat.gov.uk>]  
Sent: 29 January 2016 09:37  
To: SPHatfield; Young Alison  
Subject: RE: Land at Cole Green and land at Birchall Farm Ref:6/2015/2471/EIA Scoping Request

Dear Georgina,

Thank you for your email. Do you know how long you would need in order to provide a full response?

Thanks

Chris

Chris Carter MRTPI  
Principal Major Development Officer

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE  
Telephone: 01707 357298

Email: [c.carter@welhat.gov.uk](mailto:c.carter@welhat.gov.uk)<<mailto:p.cosham@welhat.gov.uk>>

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From: SPHatfield [<mailto:SPHatfield@environment-agency.gov.uk>]  
Sent: 28 January 2016 14:26  
To: Chris Carter; Young Alison  
Subject: Land at Cole Green and land at Birchall Farm Ref:6/2015/2471/EIA  
Scoping Request

Dear Chris and Alison

Apologies we've not yet responded to this consultation. There has been some extenuating circumstances recently and one of the officers has been unable to review the report and provide their comments. We are currently looking into this and trying to resolve this as soon as possible.

We have had some comments back from the other consultees so in this instance, please could we ask whether you would prefer to wait for the full response or receive a interim response and pass on the remaining comments afterwards.

Apologies for any inconvenience.

Please feel free to give me a call if you would like to discuss further.

Best Wishes

Georgina Howell  
Planning Advisor  
Sustainable Places | Environment Agency - Hertfordshire and North London Apollo

Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX  
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Chris Carter  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts  
AL8 6AE

**Our ref:** NE/2015/124350/01-L01  
**Your ref:** 6/2015/2471/EIA  
**Date:** 9 February 2016

Dear Chris

**Land at Cole Green and Land at Birchall Farm, Welwyn Garden City.**

**EIA Scoping request for a proposed mixed use urban extension (Birchall Garden Suburb).**

Thank you for consulting us with the scoping report for the proposed Birchall Garden Suburb development. We have reviewed the report and provided our comments below. For the development to be acceptable we would require the following aspects to be identified in detail and discussed in the Environmental Impact Assessment (EIA) as they may have significant environmental impacts.

**Groundwater**

The Thames River Basin Management Plan (TRBMP) determines that both groundwater and surface water currently are in 'poor' condition in the vicinity of the site. The National Planning Practice Guidance (NPPG) states that development must have regard to the TRBMP. TRBMP should be consulted for required actions which may impact the EIA. You can access this information on our external database: Catchment Data Explorer: <http://environment.data.gov.uk/catchment-planning/>.

The site is also within a Nitrate Vulnerable Zone for surface water, partially within a Safeguard Zone for bromate and within several Source Protection Zones for public water supplies. Private licensed and unlicensed abstractions are recorded in the vicinity of the site and the EIA should confirm their current status.

All potential controlled water receptors on site and down gradient need to be identified and the potential risks assessed. Potential receptors should include but not be limited to:

- Underlying aquifer/s (superficial strata and bedrock)
- Surface watercourses
- Water Abstractions (groundwater and surface water, licensed and private)

In addition to this, potential activities which may affect controlled waters prior to, during and post construction should be identified and assessed to include foundation design and sustainable drainage systems.



## **Contamination**

All existing sources of contamination affecting the site and all potential pathways should be identified and assessed relative to the potential receptors. Reports and risk assessments should be prepared in line with

- 'Groundwater Protection: Principles and Practice (August 2013):  
<https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>
- Technical Guidance Pages on our website, which include links to CLR11 (Model Procedures for the Management of Land Contamination)
- GPLC (Environment Agency's Guiding Principles for Land Contamination) in the 'overarching documents' section:  
<https://www.gov.uk/government/collections/land-contamination-technical-guidance>

## **Historic Landfill**

The historic mixed waste landfill on the site is to be utilised as open space for the proposed development. To ensure this does not pose a risk to the environment or future inhabitants it is probable that it will need to be capped as part of the development. Should this be the case there may be implications for landfill gas management as a capping layer will alter the existing flow routes. Your Environmental Health and Building Control departments should ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development. Based on the extent and significance of these issues a section in the EIA relating to the management and control of the historic landfill would be required.

## **Permitting Advice**

### **Environmental Permit**

Any importation of material for a capping layer may require an environmental permit from us under the Environmental Permitting (England and Wales) Regulations 2010. The applicant is advised to contact Robert Devonshire on 0203 025 9152 to discuss the issues likely to be raised.

### **Mineral Extraction**

There is planned mineral extraction north of Birchall Lane. The restoration of this site could have a significant impact on the proposed land use. If the mineral extraction is backfilled with imported material (waste), then housing may not be viable. It is critical the scoping for the mineral development is closely linked to this application.

### **Existing waste management**

Two existing waste management sites have been identified in the scoping document, Ecoaggregates on Birchall Lane and Burnside on the A414. Another site is seeking an Environmental Permit adjacent to the northern part of the development. New development within 250m of existing waste facilities can result in the community at the proposed development being exposed to odour, noise, and dust impacts. The severity of these impacts will depend on the size of the facility, the nature of the waste and prevailing weather conditions. The site layout should look to minimise problems between these existing facilities and the new community. We would recommend that this is addressed in the EIA.

## **Flood Risk**

The Hatfield Hyde Brook runs along the site boundary with some parts comprising of Flood Zone 3a and 3b. As mentioned in the scoping report a Flood Risk Assessment (FRA) will be required to support an application in an area of flood risk. Please find attached a couple of fact sheets which cover the relevant considerations for developments within these areas of risk.

We have not conducted any local detailed flood modelling in this area. The Flood Zone maps here are formed of national generalised modelling which was used in 2004 to create fluvial floodplain maps on a national scale. This modelling was improved more recently, using a more detailed terrain model for the area. This modelling is not a detailed local assessment; it is used to give an indication of areas at risk from flooding. One of the eastern tributaries of the Hatfield Hyde Brook on the site was not included at all in the national generalised modelling. The applicant will need to consider this in their FRA.

Presently we have no plans to conduct any further modelling in this area now or in the near future. Flood levels will be required to assess the suitability of proposals. No flood level is known for this site so a conservative level could be agreed for the design level. We would require the applicant to undertake some flow analysis and basic modelling like Flood Estimation Handbook (FEH) to establish the level.

Revised climate change allowances for peak river flow based on river basin districts are due to be published early 2016. These allowances will replace the current allowance for peak river flow which is 20%. The revised allowances are based on improved climate science and reflect the catchment characteristics within each river basin district. Hertfordshire and North London fall within the Thames river basin district. From the publication date we will be expecting applicants to factor the revised climate change allowances into their Flood Risk Assessments rather than the current 20% for peak river flow. If you have any further questions about this please contact us.

## **Flood Defence Consent**

Please be aware that under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Hatfield Hyde Brook designated a 'main river'. We would like to see an 8m buffer zone from the top of bank to any development.

## **Surface Water**

On the 16 April 2015, the responsibility for surface water flood risk on sites over a hectare transferred from the Environment Agency to Lead Local Flood Authorities. Therefore please ensure the applicant has consulted them on this proposal for their advice relating to surface water flooding. For this area you will need to consult Hertfordshire County Council:  
[FRMconsultations@hertfordshire.gov.uk](mailto:FRMconsultations@hertfordshire.gov.uk).

## **Biodiversity**

Our data indicates that the site has a potential presence of water voles which would pose an ecological constraint. We strongly support the inclusion of wildlife habitat and species surveys mentioned in chapter 9. We would expect to see the results of any ecological surveys as part of the planning application.

I hope you find these comments helpful and assist in the development of the EIA.  
Please get in touch if there are any questions.

Yours sincerely

**Georgina Howell**  
**Planning Advisor - Sustainable Places**

Direct dial 01707 632405

Direct e-mail [SPHatfield@environment-agency.gov.uk](mailto:SPHatfield@environment-agency.gov.uk)

