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Three Rivers District Council  
Development Control  
Three Rivers House Northway  
Rickmansworth  
Hertfordshire  
WD3 1RL

**Our ref:** NE/2010/110667/01-L01  
**Your ref:** 10/2230/OUT  
**Date:** 10 December 2010

Dear Kim

**Outline app: for the construction of up to 425 dwellings, flexible mixed use centre comprising 2,350 sqm of A1, A2, A3, A5 and D1 uses, hotel (8,500 sqm), and associated parking, means of access and associated infrastructure works and use of agricultural land (the horse field) and the former furtherfield tip for public open space. (matters reserved: appearance, landscaping, layout and scale)**

**Land at Leavesden Aerodrome, Aerodrome Way and Land North of South Way, Abbots Langley, Herts**

Thank you for your letter dated 16 November 2010.

### **Environment Agency position**

The proposed development will only be acceptable if the following measures are implemented and secured by way of planning conditions on any planning permission granted.

### **Condition 1**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Glanville Consultants and issued on 8 November 2010 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical 1 in 100 year return period event as stated in Section 8.26 with 30% increase for climate change as stated in Section 8.30, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Provision of a rainfall run-off storage or disposal on the site for the 100 year climate change rainfall event, to ensure that there will not be any uncontrolled off site discharges of surface water as indicated in Section 8.27
3. Incorporating the most beneficial use of SUDs in the detailed design of the surface water drainage system as indicated in Sections 8.27 and 8.32.
4. Future maintenance of the SUDs to be as detailed in Section 10.2



### **Reason 1**

1. To reduce the risk of flooding by ensuring the satisfactory storage and disposal of surface water from the site.
2. To reduce the impact of flooding on the proposed development and future occupants.

### **Condition 2**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

### **Reason 2**

The site lies in a Source Protection Zone around a potable water abstraction borehole, is on a Major Aquifer and the previous use of the site (landfill, aerodrome and aircraft engine manufacture) may have resulted in contamination.

### **Condition 3**

Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

### **Reason 3**

To ensure that the site no longer poses a risk to controlled water.

**Condition 4**

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

**Reason 4**

To ensure that the site no longer poses a risk to controlled water.

**Condition 5**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

**Reason 5**

The site lies in a Source Protection Zone around a potable water abstraction borehole, is on a Major Aquifer and the previous use of the site (landfill, aerodrome and aircraft engine manufacture) may have resulted in contamination.

**Condition 6**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

**Reasons 6**

The site lies in a Source Protection Zone around a potable water abstraction borehole, is on a Major Aquifer and the previous use of the site (landfill, aerodrome and aircraft engine manufacture) may have resulted in contamination. Infiltration of surface water could provide a migration pathway for contamination to reach the Principal aquifer in the underlying chalk formation.

**Condition 7**

Piling or the construction of Ground Source Heat Pump systems using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason 7**

The site lies in a Source Protection Zone around a potable water abstraction borehole, is on a Major Aquifer and the previous use of the site (landfill,

aerodrome and aircraft engine manufacture) may have resulted in contamination. The construction of piling or deep borehole construction could create potential pathways for contamination to migrate into the underlying Principal Aquifer in the chalk.

***We ask to be consulted on all details submitted in compliance with these conditions***

### **Advice to the Applicant**

The recovery, treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an Environmental Permit.

Treatment of contaminated soil by mobile plant requires a mobile treatment permit. Soil may be re-used on-site as part of a soil recovery operation by registering an exemption with the Environment Agency or by obtaining an Environmental Permit.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

It is recommended that developers should refer to the Environment Agency's Position statement on the Definition of Waste: Development Industry Code of Practice.

For further information please:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guiding Principles for Land Contamination Reports 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, e.g. human health.

If you have any queries please do not hesitate to contact me

Yours sincerely

**Anna Parr**  
**Planning Liaison Officer**

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cc TERENCE O'ROURKE PLC