

From: [Pigott, Matthew \(Avison Young - UK\)](#)
To: [Sturgess, Tim \(Avison Young - UK\)](#); [Clarke, Freddie \(Avison Young - UK\)](#)
Subject: FW: Employment land to the north of Maple Cross lodge - EA Ref. NE/2022/134130/01-L01
Date: 29 March 2022 14:40:08
Attachments: [image007.png](#)

Matthew Pigott

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From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: 29 March 2022 14:39
To: Pigott, Matthew (Avison Young - UK) <Matthew.Pigott@avisonyoung.com>; Claire Westwood <claire.westwood@threerivers.gov.uk>
Subject: Employment land to the north of Maple Cross lodge - EA Ref. NE/2022/134130/01-L01

CAUTION: External Sender

Matthew

thank you for your email and sending me the revised wording for condition 7 including the need for an Operational Environmental Management Plan. Following the submission of the LPAs third party hydrologists report I can confirm that we have no objection to the proposal and that we are in agreement that the wording for condition 7 can be amended to the below:

C7 Groundwater Levels – Operational Environmental Management Plan (OEMP)
(Environment Agency)

The development hereby permitted shall not be begun until a monitoring and maintenance plan (OEMP) in respect of groundwater levels across the site, has been submitted to and approved in writing by the Local Planning Authority. The OEMP shall include:

- Provision for short and long-term monitoring of the groundwater and surface water to demonstrate that there is no likely material impact on the groundwater or surface water of the site or that of Maple Lodge Nature Reserve from post construction phases and operational phases compared to baseline values;
- A monitoring programme as stated with the Pilling Method Statement and Risk Assessment;
- Instructions on management of run-off and drainage, management of stockpiles, management of storage and use of hazardous fluids and substances; and a plan for the mitigation of the impact of all operational activities to be established and approved by the Local Planning Authority including the fulfillment of the

requirements of the Hydrological Impact Assessment and GQRA (ref. 30422R3, dated 07.06.2021); and

- A timetable of monitoring and submission of reports on the operation of the OEMP to the Local Planning Authority.

Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports.

The development hereby permitted shall be carried out in accordance with the approved OEMP.

Reasons: This is a pre commencement condition will ensure that the development does not cause undue detriment to groundwater levels upon which the Maple Lodge nature reserve relies in line with paragraph 174 of the National Planning Policy Framework and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

Should you have any queries please contact me.

Regards

Kai Mitchell

Planning Specialist, Hertfordshire and North London Sustainable Places

Environment Agency | Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE

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Pronouns: he/him/his ([why is this here?](#))



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