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Our ref: NE/2022/134130/01-L01
Your ref: 21/0573/FUL
Date: 15 February 2022

Dear Claire

Employment land to the north of Maple Cross lodge.

Thank you for your recent email regarding the appeal at Maple cross. We originally requested a number of conditions be attached to the grant of any planning permission for application 21/0573/FUL. We are aware that the applicant has requested that our groundwater level condition subsequently be removed. However, this condition was requested as there was concern regarding the risk to the nature reserve from any unforeseen changes in groundwater levels caused by the development given the sensitivity of the location. This condition would ensure that should development cause a drop in the groundwater level it could be quickly identified and rectified.

You mention in your email that '*Members resolved to defer the application for the Council to instruct their own expert hydrogeologist or similar to review the application*'. I would suggest that the decision of whether to keep or remove the condition should be made once you have received your advice back from your hydrologist.

Groundwater monitoring condition

You asked for more information on our requested groundwater monitoring condition. I have set out below what we would expect to see to discharge this condition and who is responsible for which aspects:

We would expect the groundwater monitoring programme to encompass regular monitoring for a period before, during and after groundworks. Ideally this would be:

- 6-12 months of groundwater monitoring before development in order to establish baseline conditions.
- Regular groundwater monitoring during development to ensure groundworks are not resulting in a detrimental impact to groundwater.
- 9-12 months of groundwater monitoring after groundworks are complete to ensure there is no long-term deterioration of groundwater associated with the development. It may be necessary to extend this period should ongoing monitoring identify a negative impact to groundwater quality. (For the post construction phase we would say that this is this can be considered to be the time after significant groundworks or piling have finished (the activities that are most likely to impact on groundwater quality).

The final timescales of the above would be something that would be discussed during the formal consultation on the groundwater monitoring condition. It is the developer who

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is responsible for the design and implementation of the plan, as well as the ongoing collection and analysis of the groundwater monitoring data.

The developer should carry out groundwater monitoring in accordance with the following best practice guidance:

- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- BS EN ISO 5667:3- 2018. Water quality. Sampling. Preservation and handling of water samples;
- Guidance on the design and installation of groundwater quality monitoring points Environment Agency 2006 Science Report SC020093
 - NB. The screen should be located such that at least part of the screen remains within the saturated zone during the period of monitoring, given the likely annual fluctuation in the water table. In layered aquifer systems, the response zone should be of an appropriate length to prevent connection between different aquifer layers within the system.

I hope this has answered all your queries. Should you have any further questions please contact me.

Yours sincerely

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