

12 March 2026

Peter Bull
Project Officer
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Bull,

**ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3UN
APPLICATION TO DISCHARGE CONDITION 29 (SITE INVESTIGATION)**

We write with regard to the Ickleford Mill development and enclose an application for the discharge of Condition 29 (Site Investigation).

Further details of this application and the background to it are set out below.

Background

Outline Planning Permission (17/01955/1) was granted on 11 March 2024, subject to 39 Conditions, for the following:

“Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).”

Condition 29 (Site Investigation) states that:

“(a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;*
- (ii) The results from the application of an appropriate risk assessment methodology*

(b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) This site shall not be occupied, or brought into use, until:

- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal*

agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(d) Any contamination, other than that reported by virtue of condition (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built & natural environment & controlled waters”

It should be noted that a Non-Material Amendment Application (25/02832/NMA) which proposes amendments to the wording of Conditions 3, 8, 9, 24, 25, 26, 29, 36 and 38, to bring forward demolition of the existing buildings on site, is at an advanced stage and is due to be issued for determination in early March 2026. Under the Non-Material Amendment Application, Condition 29 (Site Investigation) is proposed to be varied as follows:

“(a) No development approved by this permission shall be commenced (other than demolition works) until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes: (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and; (ii) The results from the application of an appropriate risk assessment methodology

(b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(d) Any contamination, other than that reported by virtue of condition (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.”

Discharge of Condition Application

This application seeks to partially discharge Condition 29 (Site Investigation). In support of this application, please find enclosed the following for your consideration:

Application Form;



Application Fee;
Detailed Quantitative Risk Assessment and Remediation Strategy; and
Geoenvironmental Report

We trust the above and enclosed provides you with sufficient information to discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me at IsabelYeardley@hill.co.uk.

Yours sincerely

Isabel Yeardley
Development Surveyor
The Hill Group