



North Herts District Council  
Council Offices  
Gernon Rd  
Letchworth Garden City  
SG6 3JF

23<sup>rd</sup> January 2026

Dear Sirs,

**Residential development comprising of 26 dwellings including creation of vehicular access off High Street and associated parking, drainage, landscaping and amenity space.**  
**PLANNING PERMISSION: 23/00186/FP**

Full planning permission (LPA Ref; 23/00186/FP) was granted on 22<sup>nd</sup> January for 26 residential units.

On behalf of Gade Homes Ltd we are pleased to submit details pursuant to condition 12 (archaeology) and 17 (ground investigations) of permission 23/00186/FP.

Condition 12 states:

*No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:*

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

*Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with North Hertfordshire Local Plan Policy HE4 and Section 16 of the NPPF 2023.*

Condition 17 states:

*No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:*

*A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;*

*A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);*

*A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)*

*All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.*

*Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.*

We now enclose a copy of the following documents which are submitted for approval pursuant to the above conditions:

To discharge condition 12 - PN3263\_Mitigation\_WSI\_V2 -Written scheme of investigation.

To discharge condition 17 - BRD3930-OR1-A DS and BRD3930-OR2-B SI



We look forward to receiving your registration and validation of this submission at your earliest convenience and trust that the details submitted are acceptable. We look forward to receiving the Council's written acknowledgment that conditions 12 and 17 are satisfied in this regard.

If you have any queries at all, please do not hesitate to contact me.

Yours sincerely

*Dan Skinner*

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Projects Director

Gade Homes  
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