

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 27 th October 2025
Our Ref: 6444/25	Your : 25/02667/DOC Ref:
Subject: Details of Condition: Details reserved by Condition 3 (Phase 1 Desk Study) of planning permission 23/02707/FP granted on 10.06.2024. Land Adjacent To Horseshoe Farm, London Road, Barley, Hertfordshire, SG8 8JE	

Comments:

Thank you for consulting Environmental Protection on this discharge of condition application.

The application is supported by a phase 1 preliminary risk assessment and a phase 2 ground investigation report. These reports highlight that there is some contamination affecting the site which may pose a risk to the future users of the site.

To address this, the ground investigation report recommends that either some further sampling is undertaken to more accurately define the extent of the contamination or that a remedial strategy is submitted for approval.

I am satisfied with either approach and will await further submissions in due course. The applicant should be made aware that at North Herts Council, we look to achieve clean cover for garden areas in accordance with the Herts and Beds Technical guide which is on the North Herts Council webpages. I attach a link to this document below.

[Herts & Beds Contaminated Land Planning Guidance \(north-herts.gov.uk\)](https://www.north-herts.gov.uk/contaminated-land/planning-guidance)

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

Regards

Alan Stone