

Database	On-Site	0-500m	Description
Planning Hazardous Substance Consents	0	2	306 m W, Name – Boc Ltd. Hazardous – Combination of Dangerous Substances. Application date – 21st August 2001. Decision – Deemed Consent Granted. 347 m NW, Name – British Gas Pic. Hazardous – Liquefied extremely flammable gas (including LPG) and natural gas (whether liquefied or not). Application date – 16th November 1992. Decision – Unknown at time of report.
Industrial Land Use			
Contemporary Trade Directory Entries	0	81	299 entries are within 500 m of the Site. 218 of these entries are inactive, and 81 are active. Active entries include floor coverings – manufacturers & wholesalers, car washing & polishing equipment & supplies, builders’ merchants, tyre dealers, hydraulic engineers, car dealers, sheet metal work, spraying – paint & coatings, cleaning materials & equipment, metal products – fabricated, scrap metal merchants, distribution services, garage services, copying & duplicating, ornamental metalwork, machinery – industrial & commercial, plastics – injection moulding, carpet, curtain & upholstery cleaners, heating equipment – sales & service, water softeners, precision engineers, distribution services, shop fittings manufacturers, packaging & wrapping equipment & supplies, joinery manufacturers, testing, inspection & calibration equipment manufacturers, pumps – sales, servicing & repairs, car dealers, temperature monitoring systems manufacturers, home furnishings – manufacturers, engines – sales & service, sound equipment systems manufacturers, engineers – general, precision engineers, scaffolding & work platforms, radio communication equipment, joinery manufacturers, ultrasonic equipment manufacturers, road haulage services, print finishers, engineers, chemists & pharmacists’ suppliers & wholesalers, control panels, exhaust & shock absorber centres, and petrol refilling stations.
Fuel Station Entries	0	1	28 m NE, Name – Sainsburys Letchworth. Premises Type – Hypermarket. Status – Open.

Database	On-Site	0-500m	Description
Points of Interest – Commercial Services	0	73	The first ten entries off-site are as follows: 28 m NE, Name – Sainsburys Letchworth. Category – Personal, Consumer, and other Services. Class Code – Vehicle Cleaning Services. 28 m NE, Name – Car Wash. Category – Personal, Consumer, and other Services. Class Code – Vehicle Cleaning Services. 48 m N, Name – Stapleton’s Tyre and Exhaust Centre. Category – Repair and Servicing. Class Code – Vehicle Repair, Testing, and Servicing. 143 m S, Name – Kwik-Fit (GB) Limited. Category – Repair and Servicing. Class Code – Vehicle Repair, Testing, and Servicing. 174 m W, Name – G S I Pallet Force. Category – Transport, Storage, and Delivery. Class Code – Distribution and Haulage. 175 m W, Name – Petit Forest UK Ltd. Category – Transport, Storage, and Delivery. Class Code – Distribution and Haulage. 288 m NE, Name – C & F Motors. Category – Repair and Servicing. Class Code – Vehicle Repair, Testing, and Servicing. 326 m N, Name – Ico. Category – Transport, Storage, and Delivery. Class Code – Distribution and Haulage. 327 m N, Name – D Isaac Paintec. Category – Repair and Servicing. Class Code – Vehicle Repair, Testing, and Servicing. 333 m N, Name – D. Isaac Paintec Category – Repair and Servicing. Class Code – Vehicle Repair, Testing, and Servicing. The remaining entries comprise repair and servicing; transport, storage, & delivery; metalworkers including blacksmiths; distribution and haulage; recycling, reclamation, and disposal; construction services; and, recycling services.

Database	On-Site	0-500m	Description
Points of Interest – Manufacturing and Production	0	90	The first ten entries off-site are as follows: 57 m S, Name – Business Centre East. Category – Industrial Features. Class Code – Business Parks and Industrial Estates. 61 m S, Name – Business Centre East. Category – Industrial Features. Class Code – Business Parks and Industrial Estates. 75 m SW, Name – Factory. Category – Industrial Features. Class Code – Business Parks and Industrial Estates. 82 m SW, Name – Factory. Category – Industrial Features. Class Code – Unspecified works or factories. 91 m SW, Name – Business Centre West. Category – Industrial Features. Class Code – Unspecified works or factories. 100 m SW, Name – Business Centre West. Category – Industrial Features. Class Code – Business Parks and Industrial Estates. 167 m NW, Name – Works. Category – Industrial Features. Class Code – Unspecified Works Or Factories. 171 m N, Name – Business and Retail Park. Category – Industrial Features. Class Code – Business Parks and Industrial Estates. 174 m NW, Name – Tank. Category – Industrial Features. Class Code – Tanks (Generic). 241 m N, Name – Tank. Category – Industrial Features. Class Code – Tanks (Generic). The remaining entries comprise industrial features and extractive industries.

Database	On-Site	0-500m	Description
Points of Interest – Public Infrastructure	0	5	23 m NE, Name – Sainsbury’s Petrol Station. Category – Road and Rail. Class Code – Petrol and Fuel Stations. 28 m NE, Name – Sainsbury’s Letchworth. Category – Road and Rail. Class Code – Petrol and Fuel Stations. 363 m NE, Name – Ellab. Category – Water. Class Code – Rivers and Canal Organisations and Infrastructure. 422 m NW, Name – Factorywaste Management Ltd. Category – Infrastructure and Facilities. Class Code – Waste Storage, Processing, and Disposal. 423 m NW, Name – Return A Toner. Category – Infrastructure and Facilities. Class Code – Recycling Centres.
Points of Interest – Recreational and Environmental	0	4	227 m SW, Name – Skatepark. Category – Recreational. Class Code – Playgrounds. 256 m SW, Name – Play Area. Category – Recreational. Class Code – Playgrounds. 320 m SW, Name – Playground. Category – Recreational. Class Code – Playgrounds. 361 m SW, Name – Playground. Category – Recreational. Class Code – Playgrounds.
Sensitive Land Use			
Areas of Adopted Green Belt	0	1	121 m SE, Authority – North Hertfordshire District Council. Status – Adopted. Plan Date – 30 th April 1996.
Areas of Unadopted Green Belt	0	1	129 m SE, Authority – North Hertfordshire District Council. Status – Submission Draft. Plan Date – 11 th April 2017.
Nitrate Vulnerable Zones	2	0	There are two nitrate vulnerable zones on Site. Name: Anglian Chalk. Description – Groundwater. Name: Great Ouse Nvz. Description – Surface Water.

The Landmark Envirocheck report indicates very low to no hazard for collapsible ground, compressible ground, ground dissolution, landslides, running sands, shrinking and swelling of clay for the Site.

Also, based on the Landmark Envirocheck report mining, coal mining, non-coal mining, natural cavities were not identified on the Site.

4.3 History of the Site and the Surrounding Area

The history of development on the Site and immediate surrounding area was investigated with reference to historical Ordnance Survey (OS) mapping and aerial photographs. The findings are presented in subsequent sections below.

4.3.1 Historical Mapping

A summary of the development history of the Site and immediate surrounding area obtained from historical OS mapping and aerial photographs (Annex B) is detailed in the table below.

Table 4.4: Summary of Historical Mapping

Edition and Scale	On-Site Activities	Off-Site Activities (within ~ 250m)
1880 1:2,500	The land within the site boundary comprised agricultural fields.	Agricultural fields surround the site. A road "Dunham's Lane" is noted running laterally to the western site boundary approximately 150m off-site.
1884 1:10,560	No change.	No change.
1898 1:2,500	No change.	No change.
1899 1:10,560	No change.	No change.
1922 1:2,500	No change. The northern site boundary slightly overlaps with the edge of the "Metal Works" located off-site.	At approximately 100m to the north off-site, a "Metal Works" is noted. A "Rubber Factory" is noted 150m northwest off-site. To the southwest, a "Pumping Station" is noted approximately 175m off-site. A "Recreation Ground" is also noted approximately 200 m southwest of the site.
1925 1:10,560	No change.	No change.
1938 1:2,500	The Site is within sports grounds. A pavilion is also noted adjacent to the centre of the northern site boundary.	The area surrounding the Site are Sports Grounds . A "Tennis Ground" is located approximately 150 m off-site to the southwest.
1950 1:10,560	No change.	No change.
1960 1:10,000	No change.	No change.

Edition and Scale	On-Site Activities	Off-Site Activities (within ~ 250m)
1967-1968 1:1,250	The previous "Metal Works" has now been renamed "Steel and Engineering Works" with the associated infrastructure now developed within the site boundary. A "Tank" is noted on the edge of the northwestern site boundary.	The "Sports Grounds" is no longer present on the map. The "Tennis Court" located approximately 150m off-site is now a "Netball Court". A "Pavilion" has been developed approximately 30m south of the "Netball Court". To the northeast off-site a "Tube Works" has been developed approximately 200m off-site. A "Industrial Spraying Works" has been developed approximately 250m northeast off-site. A "Tank" and "Pond" are noted approximately 150m off-site to the northeast. To the northwest off-site, a "Engineering Works" has been developed approximately 150m off-site. A "Timber Yard" has been developed approximately 250m north off-site. A "Motor Body Building Works" has been developed approximately 250m north off-site. A "Chemical Works" has been developed approximately 225m northwest off-site. There are also several tanks noted between 200-250m off-site to the northwest. A tank is also noted approximately 50m north off-site. Another tank is noted approximately 50m west off-site. A "Oxygen Factory" has been developed approximately 150m west off-site.
1968-1969 1:2,500	No change.	No change.
1980 1:10,000	A "Traveling Crane" is noted in the northeast portion of the site. The "works" located adjacent to the western site boundary overlaps into the Site.	The "works" building on site extends off-site to the west.
1968-1986 1:1,250	No change.	No change.
1970-1985 1:1,250	No change.	No change.
1986 1:10,000	No change.	No change.

Edition and Scale	On-Site Activities	Off-Site Activities (within ~ 250m)
1983-1992 1:1,250	There are two new tanks noted within the site boundary.	The infrastructure that was present directly to the north off-site is no longer present on the map. The area is now labelled "Letchworth Business and Retail Park". Two ponds are now located within 40 m northeast off-site. To the east, there appears to be new industrial/commercial infrastructure developed adjacent to the eastern site boundary and "Superstore". A "Depot" is now located approximately 150 m north off-site. To the southwest off-site a "Business centre" has also been developed. Previously labelled commercial/industrial infrastructure are now mostly all labelled as "works". Approximately 150 m southeast, a road "Baldock Road" has been developed.
1988-1990 1:1,250	The works infrastructure that was previously present on the site is no longer present. The data centre has been developed encompassing the western portion of the site.	The site is bounded to the south by Second Avenue and the east by Third Avenue.
1992 1:1,250	No change.	To the south, there has been development of commercial/industrial infrastructure off-site.
1993 1:1,250	No change.	No change.
1993-1995 1:1,250	No change.	Directly to the north off-site, a "Depot" has been developed.
1999 1:10,000	No change.	No change.
Historical Aerial Photography 2000	No change.	No change.
2006 1:10,000	No change.	No change.
2024 1:10,000	A large car park is visible on the eastern portion of the site. The site resembles its current layout.	Small water feature off-site is labelled as "Western Lake".

4.3.2 Summary of the History of the Site and Surrounding Area

Based on the information obtained by TRC, the history of the Site and surrounding area can be summarised as follows:

- Earliest available mapping from 1880 shows the Site as predominantly undeveloped land and associated agricultural fields. In the 1930s the Site is part of larger sports fields. By the 1960s, infrastructure associated with the adjacent "Metal Works" is within the site boundary including a tank. By the early 1980s, this infrastructure is no longer present within the site boundary and new buildings have been

erected along with two tanks. By the late 1980s and early 1990s, the infrastructure that was previously present is no longer visible on the map and the site was redeveloped again to a data centre with offices and associated car park visible in the western portion of the site. In 2024, the site resembles this layout.

- In the surrounding area, earliest available mapping from 1880 illustrates this as undeveloped land and comprises agricultural fields. By the 1920s, there appears to be the rapid development of commercial/industrial infrastructure: metal works, rubber factory and pumping station are noted off-site. By the 1930s, there appears to be the development of residential and recreational development: sports grounds and tennis grounds. In the 1960s, there is further development of industrial/commercial infrastructure: tube works, industrial spraying works, tanks, engineering works, timber yard, motor body building works, oxygen factory, and chemical works all noted off-site. In the 1980s, there is further development of industrial/commercial infrastructure: depot, business centre, and numerous works located off-site. Between the 1990s and the present day, there were no significant changes with the off-site area.

4.4 Planning Department Records

The North Herts planning portal was searched to appraise the history of planning applications for the Site. The database records show 11 applications in the last 33 years. The following details were found:

- “Proposed and replacement security perimeter fencing and minor landscape works”. Ref. No: 17/02190/1 | Validated: Wed 13 Sep 2017 | Decision: Conditional Permission
- “Location of cooling mechanisms on top of two plant units rather than internally (non-material amendment to planning permission no 10/02368/1 granted on 10 November 2010 for installation of two freestanding plant units and associated pipework to assist in powering computer equipment with Starwood House). Ref. No: 10/02368/1 | Validated: Fri 17 Sep 2010 | Decision: Agreed
- “Installation of four freestanding plant units and associated pipework to assist in powering computer equipment within Starwood House”. Ref. No: 10/01569/1 | Received: Mon 12 Jul 2010 | Validated: Mon 12 Jul 2010 | Decision: Conditional Permission
- “Installation of 2 No. double stacked containers housing diesel generators enclosed by 5m high screening and associated fencing. Alterations to internal access road and relocation of 10 car parking spaces.” Ref. No: 08/01507/1 | Received: Fri 04 Jul 2008 | Validated: Mon 28 Jul 2008 | Decision: Conditional Permission
- “Installation of a freestanding cooling unit comprising plant housing, 2 chiller units and a 3m high storage tank. Relocation of existing security gates and ancillary works.” Ref. No: 08/01496/1 | 2008 | Validated: Mon 28 Jul 2008 | Status: Decided | Decision: Conditional Permission “Alterations to existing offices, formation of associated car parking for 149 cars and ancillary works (as amplified by site entrance plan received on 02/09/05).” Ref. No: 05/01013/1 | Validated: Wed 13 Jul 2005 | Decision: Conditional Permission
- “Two storey rear extension to provide additional office accommodation, together with additional car parking and ancillary works (as amplified by site entrance plan received on 02/09/05).” Ref. No: 05/00998/1 | Validated: Tue 12 Jul 2005 | Status: Decided | Decision: Conditional Permission
- “Retention of air conditioning plant units”. Ref. No: 04/00285/1 | Validated: Mon 01 Mar 2004 | Decision: Granted
- “Erection of new loading bay canopy, access ramp for disabled and alterations to existing elevations.” Ref. No: 01/01895/1 | Received: Mon 26 Nov 2001 | Validated: Mon 26 Nov 2001 | Decision: Conditional Permission
- “Provision of 185 car parking spaces.” Ref. No: 92/00515/1 | Received: Thu 07 May 1992 | Validated: Thu 07 May 1992 | Decision: Conditional Permission

4.5 Unexploded Ordnance (UXO) Records

Based on online UXO mapping available on the Zetica website the Site lies in an area of “low” risk of potential UXO.

A site specific UXO Desk Study & Risk Assessment report, dated 21st December 2023 prepared by Zetica for Arcadis (as detailed in section 3), indicated 'low' UXO risk for the Site.

Given the low risk potential for UXOs to be present below site and in accordance with the guidance given in CIRIA C681, no further control measures relating to UXOs will be required prior to undertaking intrusive investigations.

5.0 Preliminary Environmental Risk Assessment

5.1 General

The methodology of this risk assessment uses the source-pathway-receptor contaminant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site.

The initial conceptual site model (CSM) is prepared based on the current proposed development, which will comprise of a two warehouses comprising three units with surrounding hardstanding and soft landscaping. Should proposals change then the CSM will need to be revisited.

5.2 Contamination Sources

Based on the information presented in this report the following sources of contamination have been identified.

Table 5.1: Summary of Potential Contamination Sources

Potential Sources	Potential Contaminants
On-site	
Made ground from previous development	Metals, PAH compounds, TPH, asbestos
Above and below ground tanks	Hydrocarbons, metals, TPH, PAH compounds
Previous operations at the Site	Metals, PAH compounds, TPH, asbestos, ground gas
Building	Asbestos
Off-site	
Tanks	Hydrocarbons, solvents, metals, TPH, PAH compounds
Industrial/commercial developments in the area	Metals, PAH compounds, TPH, asbestos

5.3 Pathways

Based on the information presented in this report the following potentially active pathways have been identified.

- Dermal contact or ingestion with soil and groundwater
- Inhalation of soil dust or respirable fibres of asbestos
- Surface runoff
- Leaching of contaminants and vertical migration into groundwater
- Lateral migration of contaminants in groundwater
- Contact with buried services
- Migration of ground gas/ organic vapour and ingress into buildings

5.4 Receptors

Based on the information presented in this report the following receptors have been identified.

- Current/Future site users
- Neighbouring site users
- Construction and maintenance workers
- Construction materials
- Groundwater

5.5 Initial Conceptual Site Model

Based on the information presented in this report the following potential contaminant linkages have been identified.

Table 5.2: Potential Contaminant Linkages

Source	Pathway	Receptor	Potential Contaminant Linkage
On-Site Sources			
Made Ground from previous development	Dermal contact, ingestion and inhalation pathways	Future site users	Yes There are limited areas of soft landscaping in the proposed site plan.
		Neighbouring residents/site users	Yes Neighbouring residents may be exposed to soil dust, particularly during the construction phase.
		Construction and maintenance workers	Yes Construction works will involve work in the ground.
Tanks			
Previous operations at the Site	Surface runoff	Surface water (Western Lake and lies 38 m north west of the Site)	Yes Runoff may reach the nearest surface water feature.
Potential asbestos within the building			
	Leaching of contaminants and vertical migration into groundwater	Groundwater (Holywell Nodular Chalk Formation and New Pit Chalk Formation, Principal Aquifer). Potable abstraction located 362m south of the Site.	Yes The Site is underlain by a Principal Aquifer which is unconfined.

Source	Pathway	Receptor	Potential Contaminant Linkage
	Lateral migration of contaminants in groundwater	Surface water (Western Lake lies 38 m northwest of the Site)	Yes Surface waters may be in hydraulic continuity with groundwater beneath the Site due to the presence of permeable deposits which are unconfined.
	Contact with buried services	Buried services	Yes New below ground services are proposed.
	Migration of ground gas/organic vapour/radon and ingress into buildings	Future site users	Yes New development is proposed and ground gas and vapours can enter and accumulate in new buildings.
		Construction workers	Yes Ground gas and vapours could accumulate in excavations during construction.
Active Off-Site Sources			
Tanks	Ingestion of dust and inhalation pathways	Future Site users	Yes There are limited areas of soft landscaping in the proposed site plan.
		Construction workers	Yes Construction works will involve work in the ground.
Industrial/commercial developments in the area	Lateral migration of contaminants in groundwater	Groundwater beneath the site (Holywell Nodular Chalk Formation and New Pit Chalk Formation, Principal Aquifer).	Yes Contaminant from off site may be mobile within groundwater.

6.0 Preliminary Geotechnical Hazards Assessment

Based on the available information presented in the preceding sections, the anticipated geotechnical hazards associated with the Site are summarised in the table below.

Table 6.1: Summary of Geotechnical Hazards

Hazard	Distance	Description
Made Ground	On-Site	The available information indicates that the Site has been developed in the past with some structures being present on site. Therefore, Made Ground is anticipated in the areas of past development. The Made Ground has high variability and poor engineering properties. Consequently, unless adequately treated, the Made Ground is not considered a suitable founding stratum.
Buried Obstructions	On-Site	There is potential of buried obstructions within the Made Ground associated with past developments such as relict foundations, underground tanks and utilities. Also, the potential presence of large gravels and cobbles within the Made Ground and cobbles of flint with the chalk cannot be ruled out at this stage. Buried obstructions may delay construction operations and will require consideration for the selection of appropriate equipment.
Buried Concrete	On-Site	Made Ground can contain elevated concentrations of minerals that can be aggressive to buried concrete and should be checked in that regard. Chalk bedrock should also be tested.
Potential Dissolution Features in Chalk	On-Site	Potential dissolution features in Chalk cannot be ruled out at this stage. This may have implications to the foundation design and drainage design.
Deep Foundations and Environmental Agency Consultation	On-Site	Should a deep foundation solution such as piling or deep ground improvement be required, the Environment Agency should be consulted with regards to construction operations within the Chalk which is a Principal Aquifer. A foundation risk assessment will likely be required.

The above potential geotechnical hazards should be investigated with a site-specific ground investigation and be further assessed as discussed in the following sections.

7.0 Summary and Conclusions

7.1 Findings

The Site currently comprised a data centre with offices and associated carpark along with soft landscaping surrounding the Site. Soft strip demolition works had commenced at the Site by the time of the site walkover.

Earliest available mapping (1880) shows that the Site comprised agricultural fields. By the 1960s, infrastructure associated with the adjacent “Metal Works” and a tank overlaps within the site boundary. By the early 1980s, the Site was redeveloped to contain two new buildings and associated tanks. By the late 1980s and early 1990s, the Site was redeveloped with a data centre with offices and associated car park, reflecting its current land use.

The Site is not in an area affected by coal mining. The Site is not in an area affected by any other mining activity. In regard to Radon, less than 1% of homes are above the Action Level, as such no special precautions are required. In regard to UXO Risk, the Site has a “low” risk.

The published geology is Made Ground over Holywell Nodular Chalk Formation and New Pit Chalk Formation (Undifferentiated) Chalk (Principal Aquifer). The Holywell Nodular Chalk Formation and New Pit Chalk Formation are unconfined and the Site lies within a groundwater source protection zone 1. Therefore, groundwater is considered to be moderately sensitive to mobile contamination.

The nearest surface water feature is western lake, which lies 38m to the NW of the Site and is unlikely to be in hydraulic continuity with groundwater in the Holywell Nodular Chalk Formation and New Pit Chalk Formation.

7.2 Summary of Environmental Risk

Based on this assessment it is considered that the former land uses could potentially impact the underlying soil and groundwater conditions.

Sources of contamination on-site include Made Ground from previous development, tanks, and previous operations at the Site. Sources of contamination off-site include an active petrol filling station, current and former tanks, and industrial/commercial developments in the area.

It is understood that the proposed development will comprise a mixed industrial and commercial end use and cover will be predominantly buildings and hardstanding with peripheral areas of soft landscaping only.

The building footprints and hardstanding will minimise the potential for direct contact with potential contamination by future site users. However, this is a potential for exposure in the proposed areas of soft landscaping.

Future site users could come into contact with potential contamination in areas of soft landscaping. Furthermore, ground gases/organic vapours could enter and accumulate in new building.

Construction and maintenance works and neighbouring site users could come into contact with contaminated soils and soil dust during the construction phase.

Buried services could come into contact with contaminated soils.

The Site is underlain by the chalk principal aquifer, which is unconfined and therefore controlled waters could be at risk from mobile contamination. Groundwater monitoring undertaken by Arcadis in 2024 indicated that groundwater beneath the Site had not been impacted by organic contamination.

Potentially complete contaminant linkages have been identified and are considered to pose a potential risk to the identified receptors.

7.3 Summary of Geotechnical Hazards

Based on the available information and the previous reports for the Site, a number of potential geotechnical hazards are anticipated associated with the proposed development. These are Made Ground, buried obstructions, ground's aggressiveness to buried concrete, and potential dissolution features in chalk. A foundation risk assessment and consultation with Environment Agency is likely to be required for any construction works in chalk.

A tailored site-specific ground investigation with geotechnical testing should be undertaken to ensure that the geotechnical hazards, discussed in this report are addressed and appropriate mitigation measures are proposed to inform the structural and civil engineering design.

8.0 Recommendations for Further Work

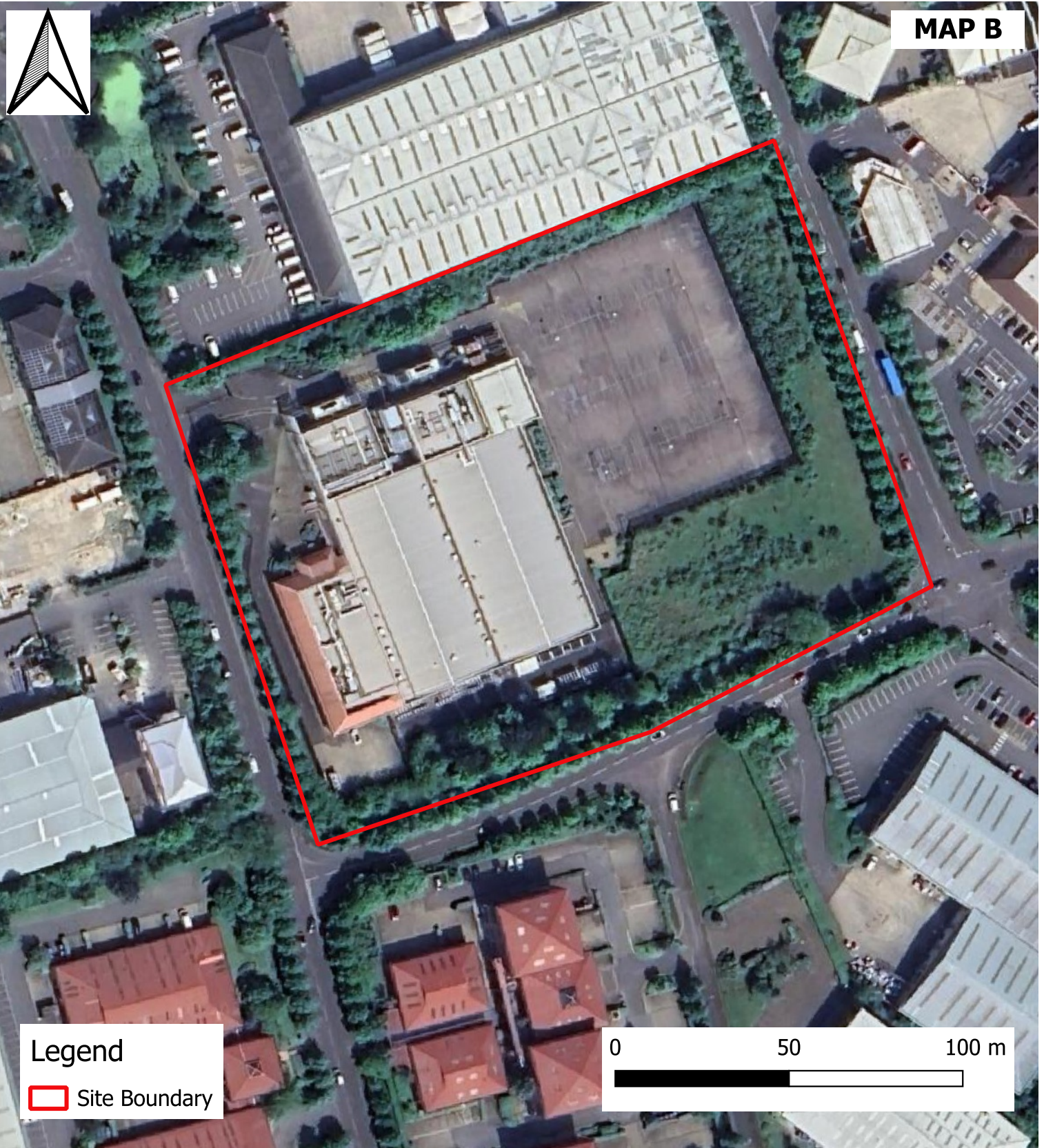
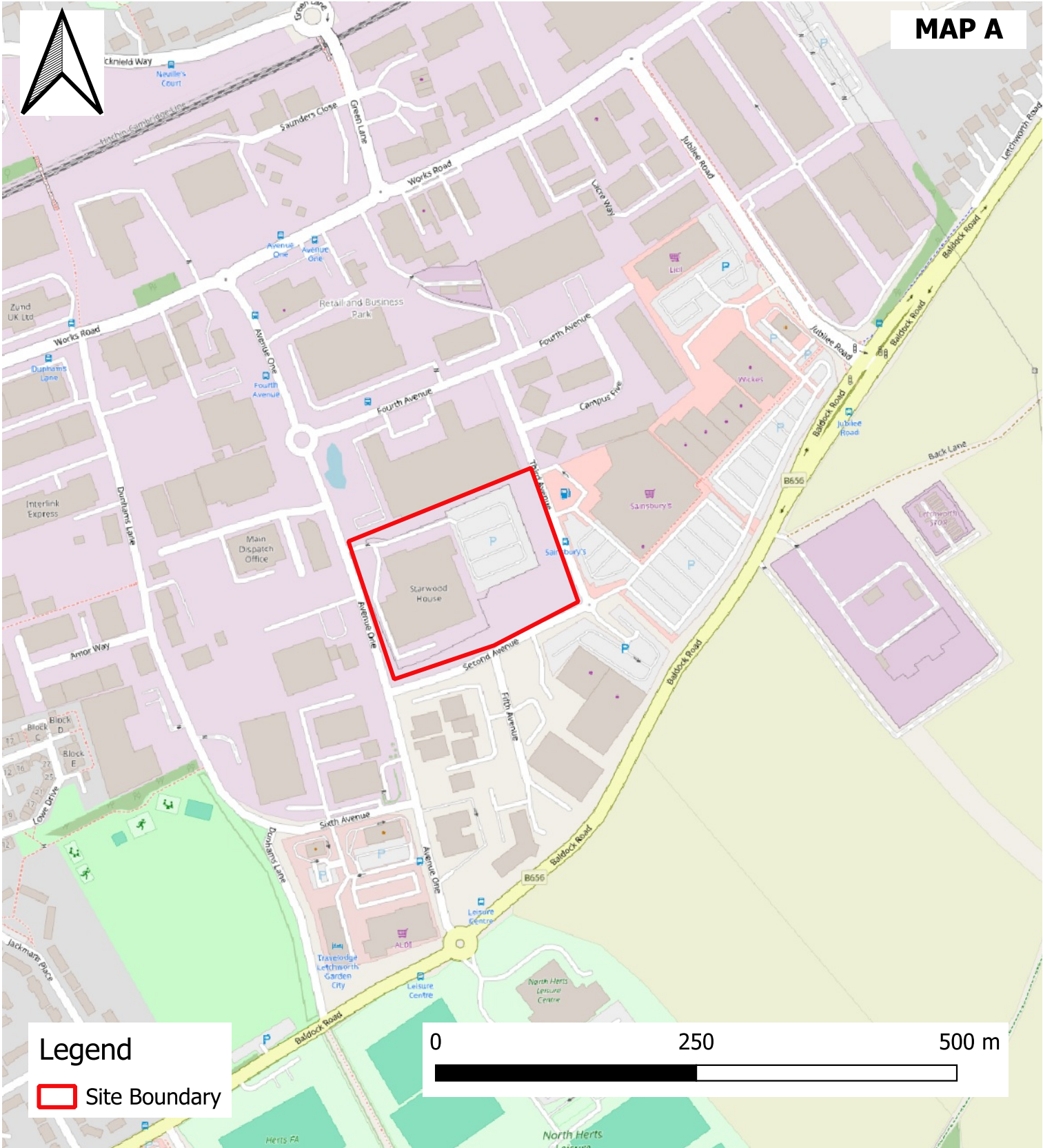
In light of the desk study findings, TRC recommends a Tier 2 intrusive ground investigation is undertaken to further appraise underlying soil and groundwater quality and assess ground gas conditions. This is likely to be a requirement of planning consent. The investigation should focus on the potential sources identified as part of this assessment, along with targeting other features noted in this report. This will aim to address any risks to the identified receptors.

The Tier 2 ground investigation should include geotechnical testing to confirm the underlying geology, groundwater regime and engineering properties of the underlying soils. The ground investigation should be designed and assessed based on the requirements of BS5930:2015, Eurocode 7 Part 2 (and the associated National Annex). The investigation and assessment should be tailored to ensure that the geotechnical hazards, discussed in this report are assessed and appropriate mitigation measures are proposed to inform the structural and civil engineering design.

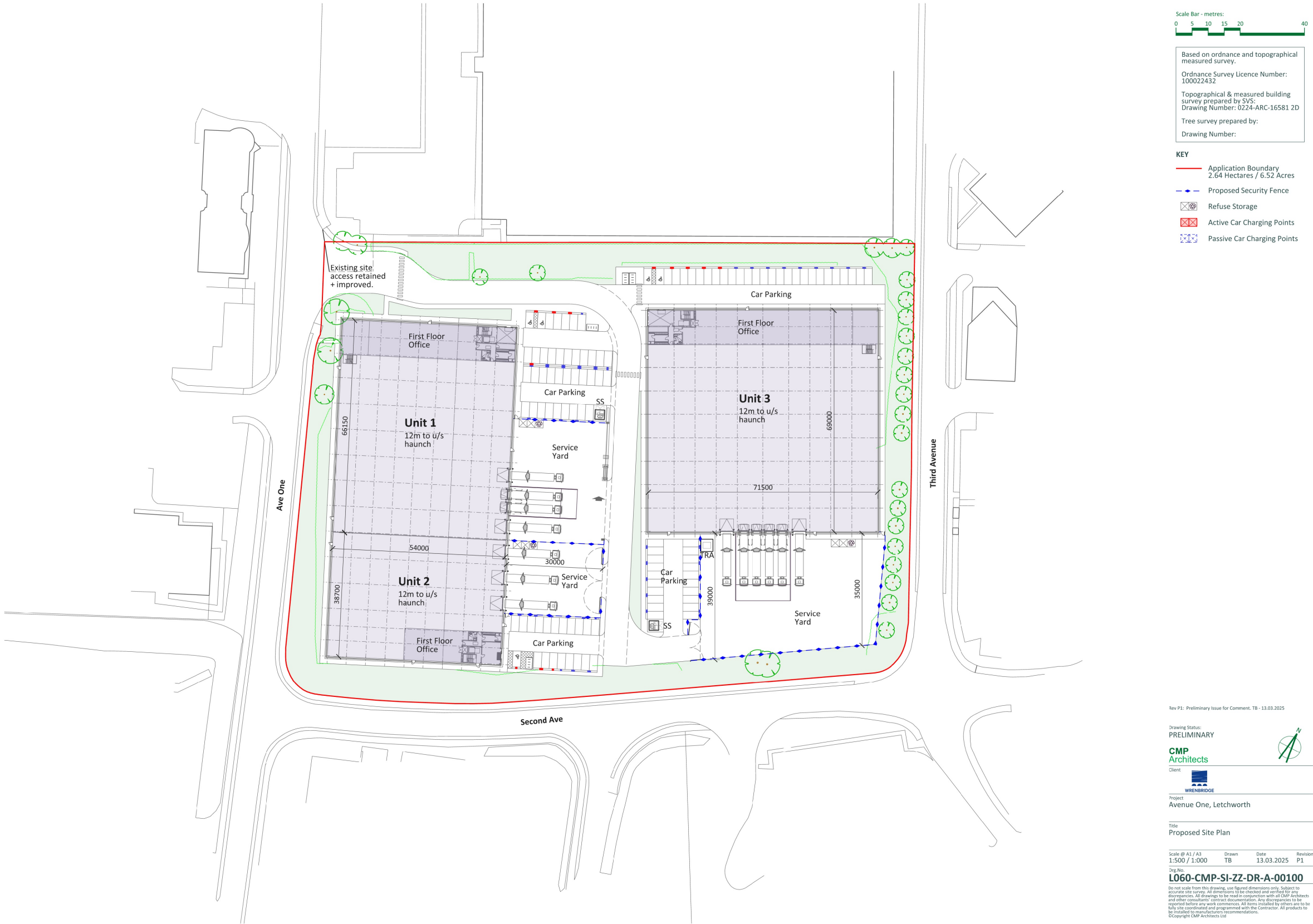
A Geotechnical Design Report may need to be prepared at a later stage in accordance with Eurocode 7, once the Tier 2 ground investigation and assessment have been completed and the final scheme details are known.

An arborist's survey and assessment report is recommended for the Site to inform foundation design.

Annex A: Figures



NOTES	COPYRIGHT NOTES				REVISIONS		 Work.Life 20 Red Lion Street London WC1R 4PS		TITLE	
	Google Imagery January 2025								SITE LOCATION PLAN	
	© OpenStreetMap contributors - Data is available under the Open Database License. Cartography licensed as CC BY-SA.						TRC PROJECT NO. 631621.0000.0000	SCALE MAP A: 1:5,000 @ A3 MAP B: 1:1,500 @ A3		
	P01	FIRST ISSUE			CLIENT LETCWORTH INVESTMENT LLP		PURPOSE OF ISSUE SUITABLE FOR INFORMATION		STATUS	
		Initials	KS	19/3/2025						
	REV.	REVISION NOTES/COMMENTS				PROJECT STARWOOD HOUSE, LETCWORTH		DRAWING NO FIGURE 01		REVISION PO1
Initials										



NOTES	COPYRIGHT NOTES	REVISIONS				 Work.Life 20 Red Lion Street London WC1R 4PS		TITLE			
								PROPOSED DEVELOPMENT PLAN			
								TRC PROJECT NO. 631621.0000.0000	SCALE N/A		
		P01	FIRST ISSUE			CLIENT LETCHWORTH INVESTMENT LLP		PURPOSE OF ISSUE		STATUS	
			Initials	KS	19/3/2025			SUITABLE FOR INFORMATION			
		REV.	REVISION NOTES/COMMENTS				PROJECT STARWOOD HOUSE, LETCHWORTH		DRAWING NO		REVISION
			Initials						FIGURE 02		

Annex B: Envirocheck Report