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Ben Glover
Planning and Conservation
North Hertfordshire District Council
Council Offices
Gernon Road
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29th April 2025

Application for Approval of Details Reserved by a Condition

Location: Land South of Oughtonhead Lane, Hitchin
Condition: No. 6 (Contamination)

This letter has been prepared by Cala Management Ltd to accompany an application for approval of the details required to discharge Condition 6 attached to permission 23/00563/FP.

Details of Condition 6 are as follows:

“6. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then 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

(c) 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 (b), above; has been submitted to and approved by the Local Planning Authority.

(d) 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 (c) 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.

(e) Any contamination, other than that reported by virtue of condition (a) and (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."

In accordance with the requirements of the condition, please find enclosed the Phase I/II Geoenvironmental Assessment (Ref. 1873 R01: 1), produced by Green Earth Management Company Limited. The assessment concludes that the site is suitable for the proposed development, subject to a number of recommendations. Based upon this outcome, it is requested that the condition is discharged in full, without needing to provide a remediation scheme.

Payment for the fee to cover the cost of the application was made via the Planning Portal. If hard copies of any of the documents are required, please do not hesitate to contact me.

I trust you have sufficient information to determine the above condition within 8 weeks of receipt. If however you require further information, then please do not hesitate to contact me.

Yours sincerely,

James Angus

Planning Manager

Cala Homes (North Home Counties) Ltd

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