

For the attention of Alex Howard

North Herts District Council
Planning Department
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

28th January 2026

Dear Alex

**RE: Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB:
SUBMISSION OF DETAILS TO DISCHARGE CONDITIONS 10, 12 and 16 OF PERMISSION
25/01196/FP**

On behalf of Letchworth Investment LLP ('the Applicant') please find enclosed an application to discharge conditions 10, 12 and 16 attached to Planning Permission 25/01196/FP ('the Planning Permission'. The Planning Permission approves:

***"Erection of two buildings including three units for Flexible Use Classes including
Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping"***

The application was approved subject to conditions on 21 January 2026.

Condition 10 (Remediation Strategy)

Condition 10 is worded as follows:

No development approved by this planning permission, other than demolition of the existing building on site, shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1. A preliminary risk assessment which has identified: all previous uses, potential contaminants associated with those uses a conceptual model of the site indicating*

sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site

2. *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.*
3. *The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
4. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.*

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

In support of the application we therefore submit:

- Remediation Strategy and Verification Plan (TRC) November 2025

Condition 12 (Monitoring & Maintenance Plan)

Condition 12 is worded as follows:

The development hereby permitted shall not commence, save for demolition to slab level and site clearance works, until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority

In support of the application we therefore submit:

- TRC Technical Note

The attached Technical Note advises that TRC has undertaken Tier 1 Desk Study and Tier 2 Intrusive Geoenvironmental Investigations in accordance with Land Contamination Risk Management (LCRM) guidance on how to assess risks from historic land contamination. As part of this work, TRC has also reviewed the previous intrusive site investigation undertaken by Arcadis. TRC used this information to prepare the Remediation Strategy and Verification Plan enclosed to discharge condition 10.

The TRC Remediation Strategy and Verification Plan details the remediation actions required. Given the depth at which groundwater has been encountered, TRC expect that the foundation works will all be within the unsaturated zone and will not penetrate into the underlying groundwater.

Based on the conceptual site model developed from the findings of the site investigation, there was no requirement for groundwater remediation at the Site and no major source of groundwater contamination identified. Therefore, in accordance with LCRM guidance TRC has identified no requirement to undertake further monitoring and maintenance.

On this basis of the above, TRC consider that a Monitoring and Maintenance Plan is not required. Therefore, Condition 12 can be discharged to allow development to commence.

Condition 16

Condition 16 is worded as follows:

No development, save for demolition and site clearance to slab level approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted TRC Companies Ltd report dated March 2025 (Ref: 631621.0000.0000), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

In support of the application we therefore submit:

- Intrusive Geoenvironmental & Geotechnical Assessment (TRC) September 2025.

Summary

Overall, we consider that the enclosed documents provides sufficient information to fully discharge Condition 10, Condition 12 and Condition 16 attached to planning permission 25/01196/FP.

Should you have any questions please do not hesitate to contact me.

Yours sincerely,



Lyndon Gill
Senior Director