

Our Ref: 3732-01/TOK/JW/4

21 May 2026

North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

Dear Sir / Madam

DISCHARGE OF CONDITION 5 PURSUANT TO PLANNING PERMISSION REF: 24/02455/FP

We write on behalf of Brockwell Storage & Solar Ltd (the 'Applicant'), in support of a planning application to fully discharge condition 5 pursuant to planning permission ref: 24/02455/FP, relating to a proposed solar farm with battery storage and ancillary infrastructure (the 'Proposed Development'). The application site is located on land opposite Wymondley Grid Station and to the south of Sperberry Hill, St Ippolyts, Hertfordshire ('the Site').

This planning application and associated documentation comprises:

- a) Planning Application Form
- b) Planning Application Fee of £400 (includes Planning Portal Fee)
- c) This covering letter
- d) Phase II Interpretive Report

For context, the Proposed Development was granted planning permission ref: 24/02455/FP on 28th July 2025. This planning application seeks to part discharge condition 5 pursuant to planning permission ref: 24/02455/FP, with the remainder of this cover letter detailing the requirements of condition 5, and the material submitted to support this application.

This is the second application submitted by the Applicant to discharge condition 5. North Hertfordshire District Council ('NHDC') part discharged condition 5 through application ref: 25/03246/DOC following submission of the Phase 1 Desk Study Full Report. This sought to provide an initial assessment of the risk from encountering potential contamination and to gain an understanding of the underlying ground conditions to provide baseline information for foundation design. The results showed that the site generally represents a low risk to human health, moderate risk to human health from ground gas, and a moderate/low risk to controlled waters.

As such, a Phase II Interpretative Report has been prepared and submitted with this planning application to address the findings of the Phase 1 Desk Study Full Report.

Condition 5 (Remediation Strategy)

Condition 5 of planning permission ref: 24/02455/FP requires that:

1. *A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.*
2. *The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.*

3. Based on the risk assessment in (2) an options appraisal and remediation strategy 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 actions. The plan shall also detail a long term monitoring and maintenance plan, as necessary.

4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

To support the discharge of condition 5, this application is supported by:

- Phase II Interpretive Report (split into 3 parts due to file size)

The result of the of Phase 2 Interpretive Report confirms that the Site does not contain significant source of contamination present at the site that would lead to unacceptable risks to human health, controlled waters, or ecology.

As such, the site is considered suitable for its proposed use without the need for remediation. Therefore, it is considered that the options appraisal, remediation strategy, and subsequent verification report, as required by parts 3 and 4 of Condition 5, are no longer necessary.

With consideration of the foregoing, the Applicant seeks to fully discharge Condition 5 with this application submission.

We trust the contents of this submission satisfies the requirements of the condition. If you have any queries regarding this submission or require any further information, please do not hesitate to contact the undersigned.

Yours faithfully



James Walkington

Planning Consultant on behalf of Axis