

Melissa Tyler
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2026/139088/01
Your ref: 26/00269/DOC
Date: 3 March 2026

Dear Melissa,

Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB.

Details reserved by Condition 10: (EA Universal) of planning permission 25/01196/FP granted on 22.1.2026.

Thank you for consulting us on this application on 10 February 2026. As part of this consultation we have reviewed the following documents:

- Document titled 'Remediation Strategy and Verification Plan', by TRC (ref: 000680199.0000.0002. Dated: November 2025).
- Document titled 'Intrusive Geoenvironmental and Geotechnical Site Assessment' by TRC (ref: 680199.0000.0001, dated: September 2025).
- Cover Letter re Conditions 10, 12 and 16 of permission 25/01196/FP, by TwentyFive (dated: 28 January 2026).

Environment Agency position:

We **do not** consider that the submitted documents are sufficient to allow the discharge of condition 10.

Reason:

The results of the intrusive investigations undertaken at the Site do not evidence the presence of widespread or gross contamination. However, as previously advised in our letter dated 15 August 2025 (our ref: NE/2025/138187/03), we hold information about historic industrial soakaways buried beneath concrete in the northwest of the Site. We consider that there has been insufficient assessment of the risks posed to groundwater by development in the vicinity of these potential source features. The applicant needs to evaluate this information; and consider whether supplementary investigations beneath the concrete in this part of the Site are warranted, factoring in whether the underlying soils will be disturbed by construction activities or exposed to infiltration during construction or subsequently.

Whilst the results from the contamination testing undertaken to date are not indicative of a high PFAS (per- and polyfluoroalkyl substances) risk pre-development, any further investigations must include adequate testing for PFAS in

addition to testing for other relevant potential contaminants of concern.

Final comments:

If you have any questions or concerns then please do not hesitate to contact us. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Yours sincerely,

Demitry Lyons
Sustainable Places Planning Advisor

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