

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

Our ref: NE/2026/139089/01
Your ref: 26/00344/DOC
Date: 3 March 2026

Dear Melissa,

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

Details reserved by Condition 12: (EA long term monitoring) 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:

- TRC Technical Note Condition 12
- TwentyFive. Cover Letter re Conditions 10, 12 and 16 of permission 25/01196/FP. 28 January 2026.

Environment Agency position:

We **do not** recommend discharge of condition 12 (long term monitoring).

Reason:

It would be premature to discharge Condition 12 at this time. This is because:

- a) Condition 12 follows from part 4 of Condition 10, which remains to be discharged;
- b) The finalised foundation design has not yet been confirmed and assessed via Condition 15, and a potential requirement for long-term monitoring in relation to foundation works cannot be ruled out at this stage.

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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