

Starwood House, Avenue One, Letchworth Garden City, SG6 2TS. Planning ref. 25/01196/FP Condition 12 – Monitoring and Maintenance Plan.

This technical note has been prepared by TRC Companies Limited (TRC) on behalf of the applicant Letchworth Investment LLP (the ‘Client’).

The aim of this technical note is to support planning consultation and to address data needs for the discharge of Condition 12, which states:

‘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.’

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.

Using the findings and conceptual site model from the geoenvironmental investigations TRC has written a Remediation Strategy and Verification Plan. TRC’s reports have been submitted as part of the planning permission application.

This technical note will refer to the following reports:

- Geo-environmental Ground Investigation Report, Version 1, April 2024, Arcadis
- Desk Based Geoenvironmental and Geotechnical Site Assessment, Version 2, March 2025, TRC Companies Ltd
- Intrusive Geoenvironmental and Geotechnical Site Assessment Version 3, September 2025, TRC Companies Ltd
- Remediation Strategy and Verification Report Version 1 October 2025, TRC Companies Ltd

Site Conditions

Infrastructure associated with the large neighbouring metal works, including a traveling crane ancillary buildings and tanks, were on site from 1960s historical mapping. By the late 1980s the site was developed into a data centre with offices and an associate car park.

TRC undertook the Site investigation in two stages, one of which was undertaken within the building footprint to allow for greater coverage.

During the Site investigation TRC encountered Made Ground from ground level to 0.80m below ground level (bgl), overlying reworked natural strata to a maximum recorded depth of 3.20m bgl, overlying Glaciofluvial Deposits locally present to 2.30m bgl, overlying the Holywell Nodular and New Pit Chalk Formation.

The site is underlain by a Principal Aquifer at depth and is in a Source Protection Zone 1. Groundwater at the Site was encountered at depths of between 19.07 and 24.23m bgl by Arcadis in 2024. The nearest potable water abstraction is located 261 m south of the Site.



Contamination Assessment

As part of the Intrusive Geoenvironmental and Geotechnical Site Assessment (TRC September 2025), soil samples were compared against Generic Assessment Criteria (GAC) for the proposed commercial end use. Asbestos fibres were identified in two locations and there were no exceedances of the GAC.

Groundwater was not encountered during the TRCs investigation, leachate samples were taken from the Made Ground soil samples and compared with Drinking Water Standards (DWS) of which there was one minor exceedance of Naphthalene and Phenanthrene and Environmental Quality Standards (EQS) of which there was minor exceedances of Copper and Mercury.

Groundwater was encountered during the Arcadis 2024 investigation, no significant contamination was identified within the groundwater samples and there was no visual or olfactory evidence of contamination.

Remediation and Monitoring

The TRC Remediation Strategy and Verification Plan details the remediation actions required, these were development led actions comprising a cap and cover design philosophy to provide effective segregation between site users and underlying soils that may contain elevation contamination. This would comprise engineered capping comprising hardstanding of buildings and yards/car parks and clean cover in areas of soft landscaping.

Foundations for the proposed development will comprise a ground improvement solution to improve engineering properties of the soils in-situ to meet the civil and structural engineering specification. 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.

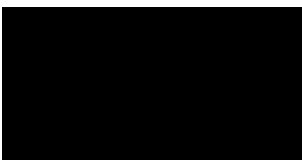
TRC also recommended decommissioning of the existing monitoring wells and implementation of a discovery strategy should any unexpected contamination be encountered during groundworks.

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.

If you have any queries on this technical note, please contact the undersigned.

On Behalf of TRC



Adam Sokolowski

Technical Director