

NORTH HERTS COUNCIL

**MEMORANDUM**

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| To: <b>PLANNING CONTROL AND CONSERVATION</b><br>Alex Howard                                                                                                                                                                                                       | From: <b>ENVIRONMENTAL HEALTH</b><br>Alan Stone Ext 4108 |
|                                                                                                                                                                                                                                                                   | Date: 13 <sup>th</sup> October 2025                      |
| Our Ref: 6407/25                                                                                                                                                                                                                                                  | Your : <b>25/02336/DOC</b><br>Ref:                       |
| Subject: contaminated land<br>Details of Condition: Details reserved by condition 6 (Remediation Method Statement) of planning permission reference 25/01822/FP granted 09.09.2025.<br>Glencoe Villa, Snailswell Lane, Ickleford, Hitchin, Hertfordshire, SG5 3TS |                                                          |

**Comments:**

Thank you for consulting Environmental Protection on this discharge of condition application.

The application is supported by a Remediation Method Statement which recommends that a clean capping layer of 450mm where the development is to consist of soft landscaping (page 6). It goes on to state in the verification plan on page 7 that 3 verification pits should be advanced to 600mm below ground level to confirm the depth of clean cover.

At North Herts Council we look to achieve 600mm of clean cover, not 450mm. The report appears to suggest 2 depths and I would like this clarified. I have copied my comments to the previous submissions on application number 25/01822/FP below which sets out this approach.

*'The application is supported by a phase 1 and 2 land contamination report. This report was submitted for a discharge of condition application (24/01245/DOC for condition 7 on PP 23/00505/S73). This report concluded that the site was subject to some contamination in the made ground at some locations and suggested some remediation measures. It suggested that 450mm of clean cover would be required for garden areas. At North Herts Council, we look to achieve 600mm of clean cover for garden areas as set out in the Herts and Beds Technical guide which is on the North Herts Council webpages. I attach a link to this document below.*

[Herts & Beds Contaminated Land Planning Guidance \(north-herts.gov.uk\)](http://north-herts.gov.uk)

If you have any queries, then please do not hesitate to contact me.

Regards

Alan Stone