

Twenty5 Planning Limited
Mr Lyndon Gill
20 Station Road
Cambridge
CB1 2JD
United Kingdom

Our Ref: 26/00345/DOC

Contact: Anne McDonald
Direct Line: 01462 474634
Email: anne.mcdonald@north-herts.gov.uk

Date: 21 May 2026

Dear Sir/Madam

Details of Condition : Details reserved by Condition 16: (EH Phase 2 Investigation) of planning permission 25/01196/FP granted on 22.1.2026, , , Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB,

Please quote the following reference: 26/00345/DOC on all correspondence.

I refer to your application received on **2 February 2026**, which seeks approval of the Phase 2 Site Investigation for the above site pursuant to condition 16 of the planning permission reference number **25/01196/FP**.

Following consultation with the NHDC Environmental Health Officer, I can confirm that the details contained in the 'Intrusive Geoenvironmental and Geotechnical Site Assessment', dated September 2025, are considered acceptable and hereby approved. Please note that the Environmental Health Officer comments:

"The application is supported by a phase 2 site investigation report. The report concludes that some level of remediation is required (it suggests 300mm clean cover over a geotextile membrane) in relation to human health. I am satisfied with this conclusion and I would expect to see a remediation strategy in due course. This is required by the latter part of condition 16".

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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