

**Christopher Carter  
Assistant Director (Planning)**

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Hannah Philp  
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Norton Road  
Stevenage  
SG1 2JY

08 March 2024

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

Dear Ms Philp,

**Application Reference:** 6/2024/0253/COND

**Proposed development at:** Hertfordshire Constabulary Stanborough Road, Welwyn Garden City, AL8 6XF

**Proposal:** Submission of details pursuant to condition 4 (Part A- Site Characterisation and Part B - Remediation Scheme) for Phase 1 on planning permission 6/2022/2249/VAR

Thank you for your application requesting approval of the above details reserved by condition.

Condition 4

Condition 4 is worded as follows:

No development of any phase of the development hereby approved other than demolition and that required to be carried out as part of an approved scheme of remediation shall commence until conditions A to D have been complied with in respect of that phase. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

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(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The contents of the scheme and the written report are subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

(e) Long Term Monitoring and Maintenance

Where indicated in the approved remediation scheme, a monitoring and maintenance scheme to include, monitoring the long-term effectiveness of the proposed remediation over the agreed period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with the National Planning Policy Framework and Policies R2 and R7 of the Welwyn Hatfield District Plan 2005.

The purpose of this condition is to ensure that any contaminated land identified is appropriately remediated. The condition is split into 5 parts – 'a' to 'e'.

This application seeks to discharge parts 'a' and 'b' only, and solely in relation to phase 1 of the development.

An "Updated Ground Gas Risk Assessment" document produced by Soiltechnics (dated August 2023) has been provided to support this application.

The Council's Public Health and Protection Officer has reviewed the submitted information and is content that the information contained within the documents is sufficient to allow for discharge of parts a and b of this condition in relation to phase 1.

Officers are in agreement and it is considered that parts a and b for phase 1 of condition 4 can be discharged.

Parts 'c' to 'e' of this condition remains outstanding for phase 1, as well as all details for remaining phases, and will do so until satisfactory information is submitted to, and approved in writing by, the Local Planning Authority.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at [g.gnnamoorthy@welhat.gov.uk](mailto:g.gnnamoorthy@welhat.gov.uk) and I will be pleased to advise you further.

Yours sincerely,

G Gnanamoorthy

Mr Ganesh Gnanamoorthy  
Development Management Service Manager