

From: John Hines [REDACTED]

Sent: 02 April 2025 15:47

To: [REDACTED]

Subject: RE: S62A PINS application 14 day consultation request 5/2025/0331 at Land Between 84-108 Ragged Hall Lane Chiswell Green St Albans

Hi Dominic

I have inspected historic OS maps for the area in question and there does not appear to have been any previous history of use apart from agriculture. However I consider that a minimum of a desktop study for contamination should be carried out and submitted. Any recommendations in the report should be followed.

I have attached suggestions for a condition.

Kind regards

John Hines

Contaminated Land:**Desk-top study****Condition:**

A desk-top study shall be carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The desk-top study shall comply with BS10175:2011 + A2:2017 Investigation of Potentially Contaminated Sites – Code of Practice. Copies of the desk-top study shall be submitted to the LPA without delay on completion.

Reason:

To ensure that adequate protection of human health is maintained and the quality of the groundwater is protected. To comply with Policy 84 of the St Albans District Local Plan Review 1994.

Contaminated Land.

Where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.