

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Sarah Kasparian	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 14 th July 2025
Our Ref: 6313/25	Your : 25/01420/FP Ref:
Subject: Full Planning Permission: Change of use and external alterations to former agricultural buildings comprising grade II listed threshing barn and non-listed courtyard buildings. Partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. Single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2-8 inclusive. Detached bin enclosure / cycle store buildings for Units 9 - 14 inclusive. Hard and soft landscaping in association with the provision of private and communal space. Boundary treatment, installation of 14no. EV charging points, installation of solar PV array on south facing roof slopes of Unit 14 and both the cycle and refuse storage buildings serving Units 2 -8 including provision of BNG area. Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ	

Comments:

Thank you for consulting Environmental Protection on this application. I can respond as follows.

Noise:

There is no information relating to noise. I have no objections on this matter. However, it may be prudent, given the location, scale and nature of the development for a condition requiring the submission of a Construction Environmental Management Plan to include measures to control noise and dust.

Contaminated Land:

I cannot see any information in relation to land contamination. We need to see information in this regard to ensure that the site is suitable for a residential use. I, therefore, recommend the following conditions in pursuit of this.

No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

- A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;
- A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);
- A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)

All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Local Air Quality:

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development.

The application stipulates EV charging points to be included as part of the development. This appears to correspond to the Council's requirements. I, therefore, have no objections on this basis.

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

Regards
Alan Stone