

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Vicki Wood	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 29 th September 2026
Our Ref: 6869/26	Your : 26/02154/PIP Ref:
Subject: Permission in Principle: Erection of one dwelling Land Adjacent To Peartree Cottage, Smiths End Lane, Barley, Hertfordshire, SG8 8LH	

Comments:

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

Noise (and other nuisances):

I have no concerns over noise (and other nuisances) and make no comment.

Land contamination:

I have no major concerns about land contamination, however, I would seek to place recommend the following condition on any decision notice either at this stage or the technical details stage.

In the event that contamination is found at any time when undertaking the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

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 and so the following condition is recommended to ensure that appropriate local air quality mitigation is provided. We would seek to have an EV charging point installed at the new dwelling.

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

Regards

Alan Stone