

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 4 th March 2026
Our Ref: 6544/26	Your : 26/00361/PIP Ref:
Subject: Permission in Principle: Erection of one detached dwelling Land Adjacent To 1 Ninesprings Cottage, Wymondley Road, Hitchin, Hertfordshire, SG4 9QL	

Comments:

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

Noise (and other nuisances):

The proposed dwelling is adjacent to the elevated railway tracks and, as such, we would expect to see a noise assessment in support of any application. This report would also consider noise from road traffic and any other sources.

Land contamination:

I have no objections to the development in principle on land contamination grounds, however, I would require a phased land contamination investigation with a view to ensuring that the land is suitable for the proposed use. This could be achieved by receiving a report 'up front' or placing conditions on any decision notice. Examples of conditions are below.

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 Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;
- A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);
- A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)
- A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).

All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) 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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Local Air Quality:

I have no objections to the development in principle on local air quality grounds, however, 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 would be recommended to ensure that appropriate local air quality mitigation is provided. This would involve one EV charging point being installed per dwelling.

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

Regards

Alan Stone