

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Andrew Hunter	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 11 th MAY 2025
Our Ref: 6230/25	Your : 25/00686/FP Ref:
Subject: Full Planning Permission: Erection of a detached agricultural barn following demolition of two existing detached agricultural barns. Realignment of existing Public Right of Way (Bridleway 005). Langley Bottom Farm, London Road, Langley, Hitchin, Hertfordshire, SG4 7PJ	

Comments.

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

Noise (and other nuisances), and Local Air Quality

No comments.

Land Contamination.

There is no mention of land contamination in the submitted information. Given the historical use of the land, I recommend the following conditions are placed on any decision notice, should you be minded to grant approval.

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.

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

Regards

Alan Stone