

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Thomas Howe	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 16 th February 2026
Our Ref: 6572/26	Your : 26/00104/FP Ref:
Subject: Full Planning Permission: Erection of one detached dwelling with detached double garage and air source heat pump following demolition of existing stables and outbuildings including landscaping, amenity space, layout of access and parking. Erection of detached double garage to serve existing dwelling. Lagonda Stud , Pottersheath Road, Pottersheath, Hertfordshire, AL6 9SU	

Comments:

Thank you for consulting Environmental Protection on this application. The application comprises an alternative proposal to the previously permitted 23/02562.

The new plans include an EV Charging point and this should be secured with a condition requiring the development to proceed in accordance with the submitted plans. The proposals also include the installation of an air source heat pump. Whilst there is no information in relation to this, given the location I have no objections.

The application is not supported by any information in relation to land contamination. Given the existing buildings on the site and their potential historical use, I recommend conditions requiring land contamination information. I have drafted some conditions below for our consideration should you be minded to grant approval. Similar conditions were placed on the previous permission.

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:10175:2026 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).

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

Regards

Alan Stone