

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Naomi Reynard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 7 th July 2025
Our Ref: 6295/25	Your : 25/01349/FP Ref:
Subject: Full Planning Permission: Installation and operation of a battery energy storage system (BESS) facility incorporating batteries, transformers, inverters, switchrooms, substation, water tank, other associated infrastructure plus cable ducts, fencing, access track, landscaping and drainage infrastructure. Land North Of, Stevenage Road, Titmore Green, Little Wymondley, Hertfordshire	

Comments:

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

Noise:

The application is supported by a noise impact assessment for the proposed development. The predicted noise levels at sensitive receptors are mainly below the existing background levels when mitigation is provided for parts of the proposals. One receptor is 2dB above. However, the predictions are based on a precautionary basis (with a penalty of 5 dB added) and, given the circumstances I raise no objections to the proposals in this regard subject to a condition requiring the installation to be constructed in accordance with the submitted plans and noise assessment.

The design and access statement states that construction works will take place from 0700-1800 Monday to Saturday. This is potentially in conflict with the hours of noisy works (works where construction noise is audible at a noise sensitive premises) that North Herts Council stipulate, which is: 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays with no noisy works on Sundays or Public holidays. I would suggest a condition restricting the hours for noisy works to reflect this or for this to be included in any Construction Management Plan. I have drafted some examples below.

Informatives

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the construction phase no noisy activities shall take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no noisy work at any time.

Should you consider a Construction Management Plan is suitable, please see the following drafted condition for your consideration.

Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour.

Reason: In the interests of highway safety and the control of environmental impacts

Contaminated Land:

I cannot see any information in relation to land contamination. For human health I do not have too many concerns in this regard, however, you may wish to consider getting some information 'up front' primarily for the groundwater angle (for which you may wish to follow the lead of the Environment Agency, should they have been consulted). For Environmental Health, a pre-commencement condition could be utilized in this regard. I have drafted 2 conditions below for your consideration.

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 the development becoming operational 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.

Regards
Alan Stone