

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Saffron Loasby	From: ENVIRONMENTAL HEALTH Frida Eliasson (ext.4107)
	Date: 03 July 2026
Our Ref: 6734/26	Your Ref: 26/01412/FP
Subject: Full Planning Permission : Erection of 9 dwellings following demolition of the existing stables and structures with including soft and hard landscaping, parking and Alterations to existing access off London Road. Land On The East Side Of, London Road, St Ippolyts, Hertfordshire,	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise (and other nuisance):

The Planning Statement for this application states that Air Source Heat Pumps will be installed for each dwelling. We would normally expect to see a MCS 020 (a) noise assessment, details about the make and model, and the location of the air source heat pumps on the plans to evaluate the impact in the local context.

Can we obtain such information, please?

Land contamination:

The application is not supported by any information on land contamination and there are concerns regarding the hardstanding on the premises. Should you be minded to grant approval for this application, I would request that the following condition is placed on the decision notice:

Land Contamination Investigation Condition

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).

Land Contamination Validation Report Condition

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, please do not hesitate to contact me.

Best regards,

Frida Eliasson