

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Henry Thomas	From: ENVIRONMENTAL HEALTH Alan Stone (ext.4108)
	Date: 6 th May 2026
Our Ref: 6655/26	Your : 26/00882/FP Ref:
Subject: noise Full Planning Permission: Two storey extension to provide an additional 51 bedrooms including parking and landscaping Redwings Lodge Hotel, Great North Road, Hinxworth, Baldock, Hertfordshire, SG7 5EX	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise (and other nuisances):

The development would represent a significant intensification of the land and, given the proximity of residential/sensitive premises, would expect to see a noise assessment with an application such as this. Notwithstanding the site is an existing commercial site, alongside a busy carriageway, we would still need to consider any additional impacts. Can we obtain such a report please?

Additionally, details of any external lighting would also need to be submitted and this would need to be in accordance with the Institute of Lighting Professionals guidance note 01/21 (The Reduction of Obtrusive light'. The information submitted suggests this could be secured via a condition. I would be satisfied with a pre-commencement condition for the external lighting.

Additionally, subject to the above information being satisfactory (and/or mitigated to being so), I would make the following additional comments.

Construction phase

The site is adjacent to residential dwellings. For this reason, I would recommend a Construction Management Plan be developed. Due to the potential for nuisance during the construction phase.

Recommended Condition

Full details of a Construction Environmental Management Plan (CEMP) for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works or development (including any pre-construction, demolition or enabling works). The development shall thereafter be carried out in complete accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

a) hours of construction operations including times of deliveries and removal of waste;

- b) measures to minimise dust, noise, machinery and traffic noise impacts during construction;
- c) site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- d) the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- e) screening and hoarding details, to protect neighbouring residents;
- f) end of day tidying procedures to ensure protection of the site outside the hours of construction. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority;
- g) wheel washing facilities for construction vehicles leaving the site;
- h) storage and removal of building waste for disposal or recycling;

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

Land contamination:

The application is not supported by any information on land contamination. However, the Council have no record of any contaminative past uses. I have no objections on these grounds subject to the following condition being placed on the decision notice should you be minded to grant approval.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

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:

We would seek to require EV charging points in accordance with the Council's guidance. 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>

The proposals state that 11% of the parking spaces will have EV chargers which is compliant with the Council's guidance.

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

Regards

Alan Stone