

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Harriet Sanders	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 1 st April 2026
Our Ref: 6627/26	Your : 26/00752/PIP Ref:
Subject: Permission in Principle: Erection of up to three dwellings Land Adjacent To Model Farm, Village Street, Hexton, Hitchin, Hertfordshire, SG5 3JE	

Comments:

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

Noise (and other nuisances):

I have no concerns over noise (or other nuisances) and make no comment.

Land contamination:

I have no objections to the development in principle on land contamination grounds, however, I would require a phased land contamination investigation with a view to ensuring that the land is suitable for the proposed use (due to previous use specifically the construction of a tennis court and maybe other uses). This could be achieved by receiving a report 'up front' or placing conditions on any decision notice. Examples of conditions are below.

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).

Local Air Quality:

I have no objections to the development in principle on local air quality grounds, however, 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>

Application of the guidance to a development of this scale and location defines the site as being a MINOR scale development and so the following condition would be recommended to ensure that appropriate local air quality mitigation is provided. This would involve one EV charging point per dwelling being installed.

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

Regards

Alan Stone