

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 22 nd January 2026
Our Ref: 6489/25	Your : 25/01514/FP Ref:
Subject: Noise and other nuisances, AQ and CL Full Planning Permission: Erection of shop, forecourt canopy, car and jet wash, car and cycle parking, EV vehicle charging points, hard and soft landscaping, and bin stores following demolition of existing buildings. Whitehorse Service Station, Clothall Road, Baldock, Hertfordshire, SG7 6PD	

Comments:

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

Contaminated Land:

The application is supported by a phase 1 land contamination assessment which concludes that a site investigation (and potentially further works) is required. To this end I recommend conditions to secure this further investigation. To not duplicate conditions here, I am satisfied with the conditions proposed in the Environment Agency response dated 27th November 2025 in relation to contamination. However, the reason for our recommendation is slightly different our 'Reason' covers both human health, controlled waters and preventing pollution. Please see Environmental Health reason below.

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).

Light:

The application is supported by a lighting assessment based on the proposals. We would seek to ensure that any lighting installed on the site is done so in accordance with the Institute of Lighting Professionals guidance documentation and associated lux levels. Looking at the model presented, it would appear that this is the case and as such would seek to secure this via a suitably worded condition.

Noise:

The application is now supported by an updated noise assessment. The noise assessment concludes that with mitigation measures in place i.e. 2.5m acoustic absorptive fence between the car wash and receptors 2 and 3, 2 m fence elsewhere around the site and a

recommendation for the car wash to have automatic closing doors in place, that the noise from the jet wash, car wash, vacuum and air pump will be acceptable. In the main, I am satisfied that this is the case. However, late at night and early in the morning the reported noise levels show this not to be the case. In light of this, I recommend that restrictions in hours of use are placed on the jet wash, car wash and vacuum to ensure that the existing residents (and those proposed to the south) are adequately protected. Please see the condition below for your consideration.

The car wash, jet wash and vacuum shall only be used between the hours of 0800 to 2000 daily.

Reason: To protect the amenity of neighbouring residents

The mitigation in terms of fencing should be secured via condition i.e. the site shall be developed in accordance with the submitted details. Additionally, the noise report models the noise for the car wash with the doors to this equipment closed. A condition requiring this or the submission of a noise management plan should be considered.

Regards
Alan Stone