

Mr Tom Rea
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2026/139092/01
Your ref: 25/02975/FP
Date: 26 February 2026

Dear Tom

Vicars Grove Pit, Little Almshoe Road, St Ippolyts, Hertfordshire

Partial change of use of former quarry to private dog walking and exercise area including parking, one raised portacabin, installation of fencing and gate. Borehole exclusion zone.

Thank you for consulting us on the above application on 11 February 2026.

Environment Agency Position

Upon review of this application, we have **no objection** to the proposed development as submitted.

Advice to applicant

Development in close proximity to activity regulated by an Environment Agency permit

New development within proximity of an authorised landfill site could result in impacts including the nearby community being exposed to odour, noise, dust and pests.

Planning policy requirements (paragraph 200 of the National Planning Policy Framework) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Where the operation of an existing authorised landfill site could have significant adverse effects on new development (including changes of use), the applicant should be required to provide suitable mitigation for these effects. Mitigation can be provided through the design of the new development to minimise exposure to the neighbouring authorised landfill site and/or through financial contributions to the operator of the facility to support measures that minimise impacts. However, although mitigation measures may protect the development from existing pollution, they cannot be considered as part of the pollution control regime for the permitted facility to ensure compliance with Environmental Permitting Regulations, as this is the operator's responsibility. Furthermore, the new development may limit the potential for future operations at the permitted facility.

Environmental Permitting Regulations require operators to demonstrate that they have taken all reasonable precautions to mitigate impacts of their operations. This is unlikely to eliminate all emissions and there is likely to be residual impacts. In some cases, these residual impacts may cause local residents concern. There are limits to the measures that the operator can take to prevent impacts to residents. Consequently, it is important that planning decisions take full account of paragraph 200 of the National Planning Policy Framework. When a new development is built near to an existing authorised landfill site this does not automatically trigger a review of the permit. It is the operator's responsibility to consider the impact that the proposed development will have on the existing and future operations of their site.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at: [Planning and marine licence advice: standard terms for our charges - GOV.UK](#)

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Charlotte Mann
Planning Advisor

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