

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Henry Thomas	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 29 th September 2026
Our Ref: 6843/26	Your : 26/02084/FP Ref:
Subject: Full Planning Permission: Erection of four detached dwellings with air source heat pumps, parking and landscaping following demolition of existing agricultural building. Southern Green Farm, Southern Green, Rushden, Hertfordshire, SG9 0SX	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise (and other nuisances):

The application is not supported by a noise assessment, however, given the location and proposals, I have no objections in relation to noise and other nuisances.

Land Contamination:

The application is supported by a phase 1 land contamination assessment. This assessment concludes that a limited intrusive site investigation (phase 2 assessment) is required to assess potential contamination risks at the site, specifically in relation to the garden areas. I am satisfied with this conclusion and, therefore, recommend the following conditions are placed on any decision notice, should you be minded to grant approval.

No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Xplor Environmental Ltd report dated June 2026 (Ref: 26295-XPL-501), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

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:

The proposals include the provision of an EV charging unit for each of the proposed dwellings. I, therefore, have no objections to the proposals in relation to local air quality subject to a condition requiring the development to be undertaken in accordance with the relevant plans, should you be minded to grant approval.

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

Regards

Alan Stone