

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Justin Booi	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 24 th November 2025
Our Ref: 6439/25	Your Ref: : 25/02571/OP
Subject: Outline Application: Growing Baldock Development Site: Outline planning application with all matters reserved except for means of highway access into the development from the A505/Royston Road, North Road and Clothall Road for: up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, a mixed use local centre, up to 1 secondary school, up to 2 x primary schools, up to 1 SEND school, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRow diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions. BA1(Land East Of North Rd And North Of Railway Line); BA10(Land Between Railway Line And Royston Rd); BA3 (Land West Of A505); BA2 (Land South Of Clothall Rd); Walls Field; Urban Open Land West Of A505, And Land West Of North Rd, Baldock	

Comments:

Thank you for consulting Environmental Protection on this application.

I have no objections to the proposals but make the following comments.

General:

The application is supported by an outline Construction Management Plan which sets out hours of construction and measures to deal with noise and air quality impacts during the construction phase. I am satisfied with the content of this outline plan and recommend that a condition is placed on any decision notice securing the adherence to this document for all phases of the development.

Noise:

The application is supported by a noise assessment which only appears to cover existing noise sources affecting any potential future occupiers. The report concludes that mitigation in the form of enhanced glazing and ventilation options, alongside design, lay out and orientation measures to ensure suitable living conditions for some of the dwellings. The

report also concludes that specific measures for individual plots will be detailed during the later stages of the design process. The report does not cover the noise from the proposed waste sites in area and other employment/commercial uses.

Given the above I therefore recommend that a condition is placed on the decision notice requiring a further noise assessment (to cover any outstanding matters including the proposed noise sources, prior to reserved matters) is submitted with definitive mitigation proposals on a plot by plot basis, along with noise limits for fixed plant and other mitigation measures.

Contaminated Land:

The application is supported by multiple reports on land contamination. These relate to different parcels of land within the development area. The conclusions drawn vary from 'keeping a watching brief during development' to some intrusive investigations and testing of areas around certain trial pits etc. I am satisfied with the reports and propose a condition to secure this investigation and any required subsequent works. I have proposed a generic condition below, but this can be tailored to any specific parcel.

No development approved by this permission shall take place until a Phase 2 investigation report 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 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 or other buildings being brought into use 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 protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

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 BS10175:2011. 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 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 application is supported by an air quality assessment which concludes that mitigation measures should apply during construction. During operation the conclusion is that there will be a negligible effect on the existing community. Given the submissions I am satisfied with this subject to the following (alongside the CEMP mentioned above).

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 application states that this has been followed during the application process including Damage Cost Calculations.

Application of the guidance to a development of this scale and location defines the site as being a MAJOR scale development. EV charging points should be secured in accordance with the guidance document for the residential and commercial elements.

The application is supported by a framework travel plan. It is important that Hertfordshire County Council and Active Travel England are consulted on this plan and that this is in accord with their travel plan guidance. I have no objections to the framework document but a full Travel Plan should be secured via a suitably worded condition, when all mitigations have been agreed.

Regards
Alan Stone