

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Anne McDonald	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 2 nd July 2026
Our Ref: 6725/26	Your : 26/00705/FP Ref:
Subject: Full Planning Permission: Change of use of land to residential static caravans/park homes to include footpath extension, parking, improved access points and associated landscaping (including changing the levels of part of the quarry area) and infrastructure. Connor Gardens, Danesbury Park Road, Welwyn, Hertfordshire, AL6 9SN	

Comments:

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

General:

A Construction Environmental Management Plan to deal with noise and dust impacts (among other matters) should be secured via a suitably worded condition.

Noise:

The application is supported by a noise assessment. The noise assessment concludes that with mitigation, satisfactory noise levels can be achieved internally and externally at this location. This mitigation comprises an acoustic fence along the eastern boundary with a short return in the north and the south and for units along the eastern boundary, amenity areas are to be located on the side of the home facing away from the A1(M). These measures are incorporated on the plans submitted (P379C16-13-RevA) dated 16.03.2026.

I have no objection these proposals on noise grounds subject to a condition requiring the development to be undertaken in accordance with the submitted details (the plans and the specification for the acoustic fence in the noise assessment).

Contaminated Land:

The application is supported by a Tier 1 Preliminary Risk Assessment and a Tier 2 Site investigation for the site which concludes that a remediation strategy is required along with a subsequent verification report.

I, therefore, recommend conditions to secure these documents should you be minded to grant approval. I have drafted conditions below for your consideration.

No development approved by this permission shall take place until a Remediation Strategy to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan providing details of how the remediation works will be undertaken and how they 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).

In the event that contamination not identified in the ground investigations to date 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 BS10175:2026. 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 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 application is supported by an Air Quality Assessment which concludes that operationally the air quality across the site will not exceed air quality objective levels and is considered suitable. It also concludes that any traffic generation will not be significant in air quality terms. I am satisfied with this.

The report goes on to conclude that there is a risk of dust generation during construction and recommends mitigation measures to be employed during this phase. The proposed CEMP condition recommended in the general section above will cover these measures.

Regards
Alan Stone