

From: Andy Luck [REDACTED]
Sent: 16 August 2022 11:48
To: Laurence Ackrill [REDACTED]
Subject: RE: Land At Berden Hall Farm, Dewes Green Road, Berden - UTT/22/2046/PINS

Hi Laurence

It should be noted that this application should not be looked at in isolation as this service considers that the recent application - UTT/22/1203/FUL - Pelham Road Berden- Construction and operation of a Battery Energy Storage System and associated infrastructure. Cross Boundary Application in conjunction with East Herts District Council (ref. 3/22/0806/FUL) - access only in Uttlesford District has relevance. The consultation response to this application is attached for reference.

The noise report which accompanies the application undertaken by www.rpsgroup.com ref JAJ02800-REPT01-R0 has been reviewed.

The report concludes that based on the predicted specific noise levels no adverse impacts are predicted at any of the receptors and at any assessment period. The predicted combined noise rating levels of the plant which fall within the jurisdiction of UDC are at least 6 dB below the measured background noise levels at three of the measurement locations for the noise sensitive receptors.

However, at the noise sensitive dwelling given as NSR D, a 1 dB increase was predicted during the early morning period, a 2 dB increase was predicted during night-time and no increase was predicted during daytime. Whilst this may be considered just perceptible for most people. The predicted increase is within noise sensitive times and can also be considered to be contributing to a 'creep' in overall background levels. We would therefore recommend that mitigation measures are investigated to ensure that there is no increase to the background noise levels.

This service would also recommend the following conditions to be placed on any consent granted.

- Before the development hereby approved is brought into use, a manned measured noise survey must be carried out and a report of the findings shall be submitted to and approved in writing by the Local Planning Authority.
- The noise emitted by the combined operation of all plant hereby permitted (including power inverter units, battery storage units, transformer station & generators etc) shall have a rating level that does not increase the background measured background noise level expressed as LA90 during the night-time period and the day-time period when the all plant is operating at the boundary of the nearest residential premises. Measurement parameters must include the LA90, LAeq, LA Max and 1:1 frequency analysis, and appropriate corrections shall apply in accordance with BS4142:2019.
- Should the plant fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply. The use of the equipment must not re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures such as acoustic screening or silencers have been implemented. The plant shall be serviced in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times.

External Lighting

In view of the rural location of the site, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive/spill-over light, or glare. The following condition is therefore recommended to secure this:

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

Construction Noise & Dust

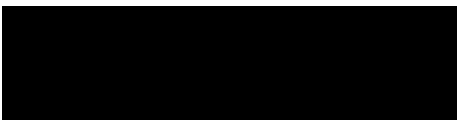
In view of the scale of the development as proposed, it is recommended that the following Construction Environmental Management Plan condition is attached to any consent granted to ensure that construction impacts on nearby residential occupiers are suitably controlled and mitigated:

Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

All works shall be carried out in accordance with the approved CEMP thereafter.

Kind regards



Mr A Luck
Senior Environmental Health Officer (Protection)
Uttlesford District Council
Council Offices
London Road
Saffron Walden

Essex, CB11 4ER



From: Laurence Ackrill <[REDACTED]>
Sent: 15 August 2022 09:38
To: Andy Luck <[REDACTED]>
Subject: Land At Berden Hall Farm, Dewes Green Road, Berden - UTT/22/2046/PINS

Hi Andy,

I hope you had a nice weekend.

I am dealing with a proposal that has been submitted directly to the planning inspectorate, but where we have to make a recommendation to the planning sub-committee, at the above site for a solar farm.

I was wondering if you would be able to take a quick look at the submitted NIA, and if you could let me know if there is anything in there that would be of concern, please?

Laurence Ackrill
Principal Planning Officer
Development Management

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

