

## **Environmental Health Consultee Comments for Planning**

**Application Number:** S62A/2022/0014 - Land West of Thaxted Road, Saffron Walden

### **Lead Consultee**

Name: Ross Jarvis

Title: Environmental Health Officer (Agency Support)

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Date: 28<sup>th</sup> December 2022

**Proposal:** Outline application for the erection of up to 170 dwellings with access from Thaxted Road with all other matters reserved.

### **Comments**

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

#### **Contaminated Land**

The Phase I investigation completed by Rolton Engineering, reference 220222-RGL-ZZ-XX-RP-G-0001, 17<sup>th</sup> October 2022 has identified the potential for unrecorded chalk pit workings beneath the site. This has the potential to have introduced contaminated land to the site. It is the developer's responsibility to ensure the site is suitable for the proposed end use or can be made so via remediation.

For this reason, I would recommend that the following condition is attached to any planning consent granted for the outline application as proposed:

#### **1. Land Contamination**

The following works shall be conducted by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and other current guidance deemed authoritative for the

purposes. The development hereby permitted shall not commence until the measures set out in the approved report have been implemented.

#### **A. Site Characterisation**

Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:
  - Human health,
  - Properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - Adjoining land,
  - Groundwaters and surface waters,
  - Ecological systems
  - Archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

#### **B. Site Remediation Scheme**

The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### **C. Remediation Implementation and Verification**

The development hereby permitted shall not commence other than that required to carry out the agreed remediation until the measures set out in the approved Remediation scheme have been implemented, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning

Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### **D. Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared submitted for the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

#### **Environmental Noise**

The site is located next to the busy Thaxted Road, a recycling centre and a state park which all have the potential to impact on future occupiers of the proposed development. Whilst this is not considered a barrier to development, it is important to ensure that a suitable noise mitigation scheme is incorporated into the design and construction of the new dwellings.

The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to consent to ensure that the glazing (and ventilation) recommendations of the noise assessment will be followed, or that alternative but equally or more effective glazing and ventilation will be used. See recommended condition below.

#### **Noise Mitigation Scheme**

The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Noise Solutions Ltd, 4<sup>th</sup> November 2022, reference 90582/PNA/Rev2].

**REASON:** In order to protect the amenity of future occupants of the proposed development

## **Construction/Demolition**

This development has the potential to cause noise and dust impacts on the existing surrounding residential properties. In view of the scale of the development as proposed, it is recommended that the following condition requiring a Construction Environmental Management Plan is attached to any consent granted to ensure that construction impacts on adjacent 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.

REASON: In the interests of highway safety and the control of environmental impacts

## **Air source Heat pumps**

There is no mention of the method which the proposed development will be heated. If it is decided to use air source heat pumps please note that the cumulative impact of these are a potential source of noise that could impact on the noise environment of the site unless suitably designed, enclosed, or otherwise attenuated to ensure that the noise resulting from their operation does not exceed the existing background noise level.

In this eventuality I would recommend the following condition to ensure this is achieved:

The air source heat pumps to be installed at the development shall be specified and designed, enclosed, or otherwise attenuated to ensure that noise resulting from their operation shall not exceed the existing background noise level as measured at the

nearest noise sensitive receptor inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014

### **External Lighting**

It is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive or spillover 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.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

### **Air Quality**

Due to the scale of the development there is the potential for an impact on air quality in the area, both during the development and operational phase. The developers must undertake an Air Quality Assessment prior to commencement. The assessment shall be in accordance with current guidance - Land Use Planning and Development Control: Planning for Air Quality (Institute of Air Quality Management) or an acceptable equivalent and must be approved by Regulatory Services.

### **Suggested Informative**

Energy saving and renewable technologies should be considered for this development in addition to the electric vehicle charge points, such as solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.