Environmental Health Consultee Comments for Planning

Application Number: UTT/23/1848PINS
PINS reference:S62A/2023/0021

PROPOSAL: Planning permission for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP.

LOCATION: Proposed development at Moors Field, Station Road, Little Dunmow, Essex

Lead Consultee

Name: J Mann
Title: Senior Environmental Health Officer
[redacted]

Date: 30 August 2023

Comments

Having considered the submitted application I have the following comments;

It is noted that the proposed office hub will be the subject of a separate reserved matters application.

The applicant has not submitted a Construction Environmental Management Plan, Phase 2 Contaminated Land Assessment or a Road Traffic Noise scheme with this application.

The applicant is reminded that the outline permission has pre commencement of development planning conditions requiring the submission of additional information/assessments/reports on Construction Environmental Management (Condition 11), Contaminated Land (condition 12) and a Noise Scheme (Condition 13).

It should be noted that Good Acoustic Design may require changes to layout and orientation of dwellings and amenity areas to achieve the noise standards required. I would therefore advise that consideration is given to requesting the applicant to submit the noise scheme at this Reserved Matters stage to ensure that the proposed layout will achieve the noise standards stated in the outline Planning Condition.