

Land known as Bull Field, Warish Hall Farm Consultation Response Document

Appendix A

Letter from SP (Stansted Environmental Services) to JS (Weston Homes) Dated: 21st September 2023 - WH202C - Warish Hall Farm, Bull Field - Response to Local Authority Consultee Comments Ref. UTT/23/1583/PINS.





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Our Ref: ENV01-TAKE-068 Bulls Field

21st September 2023

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Weston Homes Plc
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By Email only: [REDACTED]

Dear [REDACTED]

**Ref: WH202C – Warish Hall Farm, Bull Field
Response to Local Authority Consultee Comments Ref UTT/23/1583/PINS**

I refer to your request for SES to provide a response following receipt of comments from the Environmental Health Team at Uttlesford District Council dated 24th August 2023.

The EHO has dealt with a number of issues, including; Noise, Contamination, External Lighting, Air Quality and Construction Environment Management. The consultation response from the EHO raised no objection in regards to the Application proposals, although some suggestions were made, and also some conditions were recommended. I deal with the individual issues raised by the EHO in their consultation response below.

Noise:-

The EHO notes that there is a lack of detail provided within the Application regarding the proposed layout and design of the extension of Roseacres Primary School. I understand that the proposals within this land are not within the remits of Weston Homes as the applicant of this Application. The land is provided as part of the proposals of this application, however, the actual school extension proposals will be subject to a separate application process, to which the EHO will be consulted on.

The acceptability of the layout and design of the school extension, and its impact in terms of noise, will need to be considered as and when the proposals for the extension to Roseacres Primary School come forward.

The EHO also suggests that consideration is also given to the noise mitigation measures such as acoustic barriers between the proposed amenity areas and the school extension. As shown on the Boundary Treatment drawing submitted with the Application (Dwg. No. WH202C_10_P_10.34) a large majority of the proposed residential boundaries abutting the school extension land will be treated with 1800mm high close board fences, with a small area of chain linked gate to the north of the school extension land for access, and a chain link fence to the south where there is the possibility for future connection into the school from the proposed development. There is also a small section of 1800mm high brick wall to the rear of the parking courtyard serving the residential apartments. In regard to



acoustic/noise impact, these treatments are considered acceptable barriers to enable sufficient attenuation for the enjoyment of private amenity spaces associated with the proposed development.

Furthermore, the EHO notes that the submitted noise assessment does not include any information regarding the potential noise impact of the light industrial/ commercial units approved under application Ref. No. UTT/22/2744/FUL on the land known as 7 Acres (The 7 Acres Development). It should be noted that this is addressed by Condition 23 which requires that a BS4142 Assessment is undertaken to ensure that there is no noise impact from the commercial buildings on the nearest residential premises. It should also be noted that the current existing buildings are located closer to the commercial units than the proposed dwellings on the Bulls field site. As such, there should be no concerns with respect to noise impact from commercial activities on the proposed dwellings.

The EHO suggests 4no. conditions, which the Applicant is happy to agree to subject to a number of changes in relation to the trigger points etc. which the applicant has set out in their general response document to the consultation comments.

Land Contamination

The EHO has requested further justification regarding why the linkage between the source and receptor is not potentially active. The reason for this is that during the site intrusive investigation works, no linkages were identified which is understandable based on the previous land use of the proposed development site. As such no contamination was found to exist and therefore no active linkage pathways were identified. It should however be noted that the Construction Environmental Management Plan does include a method for dealing with any unforeseen contamination should this be discovered during the construction process.

A contamination related condition has been suggested by the EHO and I understand that the applicant is responding to this separately as part of their general response.

Air Quality

In regard to Air Quality, the EHO notes that the Air Quality Assessment proposes dust mitigation measures which can be secured within the Construction Environment Management Plan (CEMP). The CEMP has been updated to address this and a copy of this is attached to the applicants response document.

The CEMP update also include minor amendments including changes to the hours of operation, dust mitigation measures and reference to the Uttlesford Environmental Code of Practice which were also noted by the EHO.

I trust that the above information is satisfactory and addresses the comments raised by the Local Authority EHO, however please do not hesitate to contact me should you require any further information.

Yours sincerely



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