

Environmental Health Consultee Comments for Planning

Application Number: S62A/2023/0023 - Eastfield Stables, May Walk, Elsenham Road, Stansted, Essex, CM24 8SS

Lead Consultee

Name: Ross Jarvis

Title: Environmental Health Officer (Agency Support)

For further contact and correspondence:

Name: Nayna Daudia

Tel: [REDACTED]

Email: [REDACTED]

Date: 6th November 2023

Proposal:

Comments

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

Contaminated Land

The Council has no reason to believe this site is contaminated and is not aware of any potentially contaminative past use, however, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. The following condition is therefore, recommended.

If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment

Environmental Noise

The proposed development is next to the M11, which is likely to be the dominate noise source that may impact on future occupiers of the 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 dwelling, to ensure future occupiers are able to enjoy a good acoustic environment. A noise assessment should be carried out to identify external levels impacting the site.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

The noise assessment data should also include noise events (LAMax) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night, as this is linked with sleep disturbance.

Internal noise criteria (taken from BS8233:2014)

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 – 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Noise mitigation is likely to focus on the weak point in the structure; glazing. Given that the acoustic integrity would be compromised should the windows be opened, ventilation details must also be provided, where mitigation relies on closed windows. Ventilation measures should be selected which do not allow unacceptable noise ingress and should provide sufficient ventilation to avoid the need to open windows in hot weather, however non-openable windows are not considered an acceptable solution due to the impact on living standards.

I recommend the following condition.

Noise Assessment & Mitigation

No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative

means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants

Construction/Demolition

A construction method statement is required to ensure compliance with the Uttlesford Code of Development Practice to minimise loss of amenity to neighbours during construction. The below condition is recommended to protect the amenity of existing residential properties close to the site:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The statement shall specify the provisions to be made for the control of noise and dust emanating from the site and shall be consistent with the best practicable means as set out in the Uttlesford Code of Development Practice. The approved Statement shall be adhered to throughout the construction period.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

This development has the potential to cause noise and dust impacts on the existing surrounding residential properties. The below condition is recommended to protect the amenity of existing residential properties close to the site:

External Lighting

Details of external lighting show that a limited amount of low wattage LED lighting is to be used externally on the proposed housing. Subject to the developers installing the lighting as shown there will not be an adverse impact on neighbouring residential properties.

Air Quality

NPPF 2018 supports provision of measures to minimise the impact of development on air quality by encouraging non car travel and providing infrastructure to support use of low emission vehicles. *A condition requiring charging points for electric vehicles is requested.*

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.