

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

**Application Number:** UTT/23/2682/PINS - Land At Warish Hall Farm North Of Jacks Lane Smiths Green Lane Takeley

### **Lead Consultee**

Name: Ross Jarvis

Title: Environmental Health Officer (Agency Support)

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Date: 15<sup>th</sup> November 2023

**Proposal:** Erection of 40 no. dwellings, including open space landscaping and associated Infrastructure

### **Comments**

Thank you for consulting me on this application. A response was sent from Environmental Health on 31<sup>st</sup> July 2023 to UTT/22/3126/FUL for the development at this site. None of the issues raised other than the external lighting scheme appear to have been addressed in this new submission, so the comments still stand as before. These are reproduced below.

### **Contaminated Land**

A phase 1 desk study has been submitted with the application. It does not recommend any further investigations in relation to contaminated land, however, due to the former agricultural land use, the scale of the development and in view of the contamination-sensitive end use of residential occupancy with gardens it is considered prudent that any contamination risks that may be present on site must be identified, assessed and where necessary remediated to a suitable standard.

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

No development approved by this permission shall take place until a Phase 2 Site Investigation is completed. The site investigation must assess the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater, and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment

### **Environmental Noise**

The site is located next to the busy A120 and close to Stanstead Airport. These sources are likely to be the dominate noise source that will impact on future occupiers of the proposed development. A noise assessment has been submitted with the application, however the measurements were taken between 6<sup>th</sup> and 10<sup>th</sup> in April 2021 while there was still a ban on non-essential travel such as foreign holidays, and other shops etc were still closed. It is therefore considered that the noise levels recorded during the noise assessment would not represent what would be experienced there normally, and would certainly not represent worst case, which is really what any noise assessment should aim to protect future occupants from. I would therefore recommend that a new noise assessment is carried out using new measurements to assess the current noise environment. This will ensure that a suitable noise mitigation scheme is incorporated into the design and construction of the new dwellings. I would therefore recommend that the following condition is attached to any consent granted:

### **Noise Protection for Dwellings – Transport Noise**

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: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development.

### **Construction/Demolition**

There are residential properties adjacent to this site. 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).

### **Construction/Demolition Management Plan**

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:

- a. No waste materials should be burnt on the site, instead being removed by licensed waste contractors
- b. No dust emissions should leave the boundary of the site
- c. Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site
- d. Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays

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).

### **Air Quality**

An air quality assessment has been completed and submitted with the application. It shows that there will be a negligible increase of PM<sub>10</sub> and NO<sub>2</sub> (0.1 µg/m<sup>3</sup>) in the area as a result of the development. However, the developers do not appear to have referred to the UDC Air Quality Technical Planning Guidance 2018. This should now be used to categorise the development in terms of the level of mitigation that should be incorporated into the design.

### **Suggested Informative**

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