

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

Application Number: UTT/23/2810/PINS

Land off Chelmsford Road, Hartford End, Chelmsford, Essex

### **Consultee**

Name: Sadie Stowell

Title: Environmental Protection Officer

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Date: 02 January 2024

### **Outline application for construction of up to 50 dwellings**

#### **Comments**

##### **Contaminated Land**

I have reviewed the Phase 1 Geoenvironmental assessment, 7<sup>th</sup> September 2023 and document reference: 2268 R01: Issue 1 and make the following observations:

Risks from all potential pollutant pathways from the former agricultural use are generally considered to be low. The report still concludes It may be prudent to include an intrusive ground investigation to appraise the ground conditions at the site.

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 adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.*

*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.*

*Prior to occupation 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.*

*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.*

## **Air Quality**

This is a major development and may cause unacceptable emissions of air pollution without appropriate mitigation measures. I therefore recommend that the following conditions be added.

*1. Prior to the acceptance of the above application, the applicant must submit an Air Quality Assessment in line with the latest guidance from the Institute of Air Quality Management.*

*As a minimum, an Air Quality Assessment must include:*

- *A description of the site context*
- *Policy background*
- *Assessment methodology*
- *Baseline air quality conditions*
- *Construction-phase impacts and recommendations for mitigation*
- *Use-phase impacts and recommendations for mitigation where applicable*
- *Assessment of the impact of existing air pollution on future occupiers and mitigation where necessary*

*The omission within the report of any section from this list must be justified. Air quality assessments should be carried out in accordance with best practice guidance from the Institute of Air Quality Management.*

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.*

### **Construction Impacts**

This development has the potential to cause noise and dust impacts on surrounding residential properties and conditions are recommended to protect the amenity of existing residential properties close to the site:

*No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-*

*(a) Dust mitigation and management measures. (incorporating all essential and recommended mitigation measures considered by the IAQM "Guidance on the Assessment of Dust from Demolition and Construction" to be appropriate for this site given its risk rating which must be determined within the Air Quality Assessment.)*

*(b) The location and operation of plant and wheel washing facilities*

*(c) Measure to reduce demolition and construction noise including, where applicable, noise trigger levels & monitoring and a plan to show where the nearest noise sensitive premises are in relation to the site.*

*(d) Hours of operation*

*(e) Details of a complaints procedure with a designated person on site responsible for complaint handling*

*(f) Other site specific Environmental Protection issues as requested on a case by case basis*

*(g) The development shall be undertaken in full accordance with the details approved under Parts a-f*

### **Informatives**

Renewable Technologies:

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.

Construction Advice:

Developers are referred to the Uttlesford District Council Environmental Code of Development Practice. To avoid/minimise the impact upon the amenity of adjoining residents; developers are advised to follow the General Principle, and advice contained therein.

#### Contaminated Land Assessment – Environmental Consultant Advice:

Developers must employ a suitably qualified and competent environmental consultant to undertake the contaminated land assessment in accordance with current guidance and best practice. To this end it is recommended that the developer refer to guidance produced by Essex Local Authorities, Environmental Health departments titled - Land Affected by Contamination - Technical Guidance for Applicants and Developers, which is available for viewing or download on the Council's website in the contaminated land section. It is advised that Uttlesford District Council considers that adequate competency of persons submitting land contamination assessment reports is a prerequisite for such reports being accepted for review. It should be noted that the National Planning Policy Framework (NPPF) advises that site investigation information should be prepared by a competent person. In addition, guidance issued by the Environment Agency advises developers on the stages involved when dealing with land contamination and who is considered to be a competent person;

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

An example of acceptable qualification would be that of a 'SiLC' (Specialist in Contaminated Land). A further example of demonstrating competence in this field would be to attain qualification as a Suitably Qualified Person under the National Quality Mark Scheme for Contaminated Land Management (NQMS). In the absence of the above competencies, alternatives may be considered on a case-by-case basis.