
S62A/2023/0027, full application the erection of 40 dwellings, including open space, landscaping and associated infrastructure on land at Jack's Field, Warish Hall Farm, Smiths Green Lane, Takeley, Essex CM22 6NZ.

NOTICE PURSUANT TO REGULATION 2(4) OF THE TOWN AND COUNTRY PLANNING (PRE-COMMENCEMENT CONDITIONS) REGULATIONS 2018.

1. The Secretary of State gives NOTICE that, if planning permission is granted, the Secretary of State intends to grant that permission subject to the pre-commencement specified below if the applicant does not provide a substantive response to the NOTICE no later than the last day of the period of 10 working days beginning with the day after the date on which the notice is given.

Proposed Pre-Commencement Condition

2. No development shall commence until a scheme for protecting the dwellings from external noise has been submitted to and approved, in writing, by the local planning authority. The scheme shall be designed, specified and constructed so that the sound insulation performance of the structure and 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 - Guidance on Sound Insulation and Noise Reduction for Buildings 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 the provision of alternative mechanical ventilation with a 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 BS8233:2014 internal levels being exceeded. Development shall be carried out in accordance with the approved scheme and completed before any dwelling that the approved scheme relates to is occupied.

REASON FOR THE CONDITION

3. To ensure future occupiers enjoy a good acoustic environment, in accordance with Policy ENV10 of the Uttlesford Local Plan (2005) which requires appropriate noise mitigation and sound proofing to noise sensitive development.

REASON FOR THE CONDITION BEING A PRE-COMMENCEMENT CONDITION

4. The application site is located in the vicinity of Stansted Airport and the A120 considered to be dominant noise sources that will impact on future occupiers of the development. The Noise Assessment submitted with the application contains measurements taken between 6 and 10 April 2021 when, as part of the Government's response to the Covid 19 Pandemic, there was a ban on non-essential travel, and other shops and businesses were closed. It is considered that the noise levels recorded during this period would not represent what would be normally experienced at the site. A Noise Assessment is required to assess the current noise environment and ensure that a suitable noise mitigation scheme is incorporated into the design and construction of the new dwellings.

4 March 2023