

Environmental Health Consultee Comments for Planning

Application Number: UTT/24/1898/PINS

Former Friends School Field Mount Pleasant Road Saffron Walden Essex

Consultee

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Date: 11 September 2024

Consultation on S62A/2024/0057 - Erection of 91 no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse.

Comments

I have reviewed the above application and provide comments below, just to add when I try and access the application form it has lots of random letters on it.

Contaminated Land

I have reviewed the Phase I Desk Study prepared by CGL dated June 2024 reference: CG38977 and make the following observations:

The Phase I report identifies sources of contamination which may form valid pollutant linkages. Therefore, a Phase II is considered necessary to confirm the extent of contamination. Due to the fact that the proposed development is for a very contamination-sensitive end use of residential occupancy with gardens, it is imperative to ensure that any contamination risks that may be present on site are 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 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

The submitted a Cass Allen Air Quality Assessment, reference. RP02-23493-R0 has concluded that the impact on air quality is of negligible significance and no specific mitigation measures against increased emissions post completion have been proposed, only mitigation of dust during the construction phase in Appendix 3. These measures should be secured within the CEMP.

Noise

I have reviewed the Noise Impact Assessment prepared by Cass Allen, report reference: RP01-23493-R2, dated: 8th July 2024:

The impact of noise upon the site was assessed using BS 8233:2014 and the WHO Guidelines for recommended internal noise levels within the proposed dwellings. Calculations to determine the acoustic requirement for glazing and ventilation determined the required performance in Table 2 of the report. I am satisfied that suitable internal and external noise levels can be achieved with the mitigation outlined in the report.

The report also provides a BS 4142 assessment of the noise from the proposed ASHP. However, I raise the following concerns:

- How was 35 dB LA,Tr calculated?

- Does this number include any penalty ratings?
- The limit set out is equal to background, standardly we require plant to achieve a rating level of 5 dB below background.

It is noted that the proposed development will also include a clubhouse, two football pitches and a Multi-use Games Area (MUGA), which is intended to be for the new residents and the wider community, within the proposed site.

Following the above the following conditions are recommended:

Details of a scheme of noise mitigation measures in full compliance with all recommendations of the submitted acoustic report (report reference: RP01-23493-R2, dated: 8th July 2024:) shall be submitted to the Local Planning Authority for written approval. Once approved the scheme shall be implement in full prior to the use commencing and permanently maintained thereafter.

BS 4142

An acoustic assessment covering all proposed noise-generating fixed plant (in line with the methodology of BS 4142:2014) shall be submitted to the local planning authority for approval prior to the development commencing, along with a scheme of mitigation to ensure that:

1) at any time the plant rating level calculated according to BS4142:2014 shall not exceed the measured typical day and night-time LA90 background levels at any noise sensitive receptor, and additionally,

2) that the measured or calculated plant specific noise level (i.e. in the absence of any rating penalties) does not exceed 5dBA below the typical day and night-time LA90 levels [subject to a lower specific noise level requirement of 30dBA] at any noise sensitive receptor.

Once approved the scheme of mitigation shall be implemented in full prior to the use commencing and permanently maintained thereafter and replaced in whole or in part as often is required to ensure compliance with the noise levels.

MUGA

No development shall commence until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the

hereby permitted MUGA facility and football pitches. Any identified measures shall be implemented in accordance with the approved plan at all times. This shall be prepared by a suitably qualified and acoustically competent person and include, but not be limited to, mitigation of noise impacts from:

- Voices from users*
- Whistles used by referees*
- Rebound of balls against hard surfaces*
- Crowd noise*

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.

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 in accordance with the Uttlesford Code of Development 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.*
- (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 community liaison procedure and 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*

External Lighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine

maintenance which does not change its details. The scheme must conform to The Institution of Lighting Engineers Guidance for the Reduction of Obtrusive Light – Table 1 criteria.

Informatives

Asbestos:

Under the Control of Asbestos Regulations, a refurbishment and demolition survey is required before the demolition of any buildings which may contain asbestos, and any asbestos found must be safely removed by a trained contractor before work commences. All asbestos removed in relation to this development shall be done in full consultation with the Health & Safety Executive using a licenced contractor. Contractor details and asbestos disposal records (waste transfer notes) should be submitted to the council upon completion to prevent the asbestos from being buried on site during construction.

Renewable Technologies:

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.

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.