

Environmental Health Consultee Comments for Planning

Application Number: UTT/25/1343/PINS

**Former Friends School Field, Mount Pleasant Road, Saffron Walden,
CB11 3EB**

Consultee

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Date: 19 June 2025

**Erection of 75no. dwellings with associated infrastructure and
landscaping.**

Provision of playing fields and associated clubhouse

Comments

Noise:

I have reviewed the acoustic report issues by Cass Allen, dated 11th April 2025, Reference: RP01-23493-R3. The report has discussed Internal Noise Levels and provided recommendations, therefore the following condition is recommended.

1. *No development shall commence until a detailed scheme of noise mitigation (covering façade, glazing and ventilation specifications) from aircraft noise has been submitted to the Local Planning Authority for written approval. The scheme shall follow BS8233:2014 Guidance and the recommendations identified in the Noise Report (Cass Allen, dated 11th April 2025, Reference: RP01-23493-R3).*
2. *A noise validation report, demonstrating compliance with the noise criteria shall be submitted to and approved by the local planning authority before any of the dwellings are occupied. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise- New Residential Development (May 2017) and the approved noise design scheme. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.*

The BS4142 assessment assessed the Air Source Heat Pump (ASHP) based on mitigation measures applied and running in louder 'capacity priority'. The report states as the design of the plant is developed, details will be reviewed to ensure compliance with BS4142. The following is a recommended condition to ensure the nearest noise sensitive receptors are not impacted by plant noise:

The acoustic assessment and noise mitigation scheme shall ensure that:

a) at any time the noise rating level calculated according to British Standard 4142:2014+A1:2019 shall not exceed the measured typical day-time and night-time LA90 background levels at any noise sensitive receptor on or near the site, and

b) that the measured or calculated 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.

Thereafter, the approved noise mitigation scheme shall be implemented in full prior to first occupation of the development hereby approved and shall be maintained as such at all times and replaced in whole or in part as often is required to ensure compliance with points (a) and (b) above.

REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, and the National Planning Policy Framework (2024).

Contaminated Land:

In view of 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 1 Desk Study report documenting the ground conditions of 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 1 Desk Study, 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

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.*
- (b) The location and operation of plant and wheel washing facilities*
- (c) Measure to reduce demolition and construction noise*
- (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*

External Lighting:

In view of the rural location of the site, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive/spill-over light, or glare. The following condition is therefore recommended to secure this:

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.