

Environmental Health Consultee Comments for Planning

Application Number: UTT/21/2509/OP

Land South of (East of Griffin Plc)
Radwinter Road
Sewards End
Essex

Lead Consultee

Name: H. Ziervogel

Title: EHO



Date: 7 September 2021

Outline application for the erection of up to 233 residential dwellings

Air Quality

The AQ Report has assumed that the Planned Link Road between Radwinter Road and Thaxted Road will go ahead. If there is a chance this road will not be built, we will need to see a new Air Quality report taking this into account as this link road will most likely remove a large proportion of the future traffic going through the Saffron Walden AQMA making the current AQ Report inaccurate.

Therefore, this service cannot comment on Air Quality at the moment but will comment further once we have clarification on the link road.

Noise

This service has viewed the Resound Acoustics Noise Impact Assessment Ref: RA00693 – Rep 1 dated 28 July 2021 and broadly agree with the road noise findings, however, no investigation was undertaken to assess the noise that may arise from the neighbouring commercial units (NW of site), including a taxi firm which may operate for 24 hrs. The activities at these units have the potential to cause noise disturbance to future residents and should be looked at in more detail during normal conditions (not lockdown). **This needs to be done prior to designing final plans as it may have an impact on the ability to develop this part of the site.**

