

## **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.**

If you are minded to approve the application, the following condition is requested to ensure that future occupiers of the residential dwellings enjoy a reasonable internal and external acoustic environment:

- *Prior to any above ground development a scheme shall be submitted for the protection of the dwellings hereby approved from noise from roads and from the adjacent commercial units, for approval in writing by the Local Planning Authority. The scheme shall ensure that reasonable internal and external noise environments are achieved in accordance with the provisions of BS8233:2014 and BS4142:2014.*
- *No dwellings shall be occupied until the scheme providing protection for those dwellings has been implemented in accordance with the approved details and has been demonstrated to achieve the required noise levels to the satisfaction of the Local Planning Authority. The approved scheme shall be retained in accordance with those details thereafter.*

The proposal indicates that two 'Play Spaces' will be formed and there may be the potential for noise disturbance from this, therefore full details of the proposed scheme should be submitted for prior approval to ensure the development does not have any harmful impact to the surrounding residential properties with regard to noise and disturbance.

### **Construction Noise & Dust**

In view of the scale of the development as proposed, it is recommended that the following Construction Environmental Management Plan condition is attached to any consent granted to ensure that construction impacts on adjacent residential occupiers are suitably controlled and mitigated, the measures in Appendix F of the Air Quality Assessment by Kairus Ltd Ref: AQ051769 dated 12/7/2021 shall be incorporated into the CEMP:

- *Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:*
  - a) The construction programme and phasing*
  - b) Hours of operation, delivery and storage of materials*
  - c) Details of any highway works necessary to enable construction to take place*
  - d) Parking and loading arrangements*
  - e) Details of hoarding*
  - f) Management of traffic to reduce congestion*
  - g) Control of dust and dirt, including on the public highway*
  - h) Details of consultation and complaint management with local businesses and neighbours*

- i) Waste management proposals*
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.*
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.*

*All works shall be carried out in accordance with the approved CEMP thereafter.*

## **Contaminated Land**

This service has viewed the JPP Phase I Desk Study Report Number: R-DS-22776-01-01 and agree with the findings in section 9 that the site requires further investigation including gas monitoring, especially near the North-western area adjacent to the commercial units and historical landfill site as well as potential agricultural pollutants. This service recommends the below conditions:

- A Phase 2 Site Investigation adhering to BS 10175:2011 shall be 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.*
- 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.*

## **External Lighting**

In view of the semi-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 or spillover 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.*