

## INTERNAL CONSULTATION

To: Environmental Health

Date: 25th June 2020

From: Head of Development and Planning Service (Case Officer: Niko Grigoropoulos)

Planning Application No: 20/01238/OUTMAJ

**Proposal:** Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: **Access.**

**Address:** Sandford Park, Newtown Road, Newtown, Newbury

**Grid Reference:** 446851 164462

*Please provide your comments on the above planning application either in hard copy or by email to [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk). The plans and relevant documents are available to view on line or via Marvin (EDRMS). If you require any further information relating to the application, please do not hesitate to contact the Customer Call Centre on 01635 519111, quoting the planning application number.*

**Niko Grigoropoulos**

Case Officer

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**Comments to be received by: 9 July 2020**, failing the receipt of which I shall assume that you do not wish to comment.

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### **Comments:**

I have assessed this application against the following environmental health concerns:

- Noise
- Air quality
- Contaminated land
- Construction impacts

The application is an outline application covering access. Other matters are reserved for later. This means that some of the information provided in support of the application can provide only limited detail and further information will be required at reserved matters stage when layout and appearance etc is fixed.

## NOISE

A noise assessment has been provided as part of the EIA submitted in support of the application. As layout is not yet fixed, the noise assessment can provide only limited details to assist in decision making. Further noise assessment and mitigation should be provided as part of the reserved matters application for the proposed dwellings, public and commercial buildings and any proposed plant.

### Noise – Access.

The noise assessment within the EIA predicts the noise impact of the development. It is shown that 'Do Something 1' with 3 points of access into the site would have a negligible impact on existing local residents, however the 'Do Something 2' where 4 access points are proposed would cause a 'significant adverse impact on residents on Warren Road and Sunley Close due to the additional traffic being introduced to a currently very low traffic area. Though elsewhere the impact would remain negligible. It is mentioned that the long-term sound level increase at Warren Road and Sunley Close is not sufficient to trigger eligibility for mitigation of those properties under the Noise Insulation Regs, it is not ideal and in terms of noise, the preference would be for the 3 access option is approved rather than the 4 access option (which appears to be that proposed here).

## CONSTRUCTION NOISE

Construction noise can be mitigated through best practice methods. I recommend a CEMP condition on consent to require details of methods and mitigation to minimise potential environmental impacts arising from the developing of the site.

## AIR QUALITY

The AQ assessment part of the EIA concluded that the air quality impact of the operational phase (which would include access via the newly formed routes to the site) will be negligible and no mitigation is required.

There are impacts likely for the development phase of the site, however these can be effectively mitigated through best practice methods and it is therefore recommended that a CEMP is submitted which covers control of pollution and dusts from the site.

## CONTAMINATED LAND.

The site is greenfield land and therefore is not expected to be contaminated and require remediation. However the proposed land use of residential with gardens is a sensitive land use and I recommend a condition to deal with any unexpected contamination and its remediation if found.

## RECOMMENDATIONS.

I do not objection to the granting of this outline consent subject to the following conditions.

I notice that the applicant has suggested a list of conditions and many of these would be acceptable, though it is noted that noise conditions appear to be omitted from the list and

would require inclusion on consent.

I would be happy to see conditions as suggested for 33 (deliveries), 34 (lighting), 35 (refuse), 36 (details of plant), 39 (contaminated land), 40 CEMP, 42 hours and 43 (piling method). Though you may prefer to use our more standard wording than theirs in which case, feel free to contact me to provide this.

In addition to the above conditions are needed for noise assessment and noise mitigation scheme which Bloor Homes appear to have missed from the list:

Noise mitigation scheme

The dwellings hereby approved shall not be occupied until noise mitigation measures for protecting the proposed dwellings / gardens / external amenity areas from noise from external noise sources have been implemented in full in accordance with a scheme that has submitted to and approved in writing by the Local Planning Authority

The noise mitigation measures shall be retained and maintained thereafter in accordance with the approved scheme

REASON: To protect future residents from noise from external noise sources

Plant noise assessment

The sound rating level (established in accordance with BS4142:2014) of any plant, machinery and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property.

If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the local planning authority for their approval before the development commences

Reason: To protect future residents of the site and the occupants of nearby residential properties from noise

Signature: Jodie Wilson    Date: 21/07/2020  
(Environmental Health)