

15 SEP 2009

Sent: 14 September 2009 12:06
To: Planning
Subject: FW: Bovis Phase 4 housing application, Hatfield Aerodrome - S6/2007/1368/MA

Simon Chivers
Principal Planner (Special Projects)
Welwyn Hatfield Council

From: Marcus Watts
Sent: 09 July 2009 17:09
To: Simon Chivers
Subject: RE: Bovis Phase 4 housing application, Hatfield Aerodrome - S6/2007/1368/MA

Hello Simon

As discussed last week, the developer wishes to rely on closed glazing to achieve satisfactory internal noise levels. As such, a greater emphasis needs to be given to the ventilation requirements of those dwellings that may be affected by noise. Therefore, for those bedrooms where windows need to be closed to achieve a satisfactory internal noise environment, a scheme including mechanical ventilation will need to be submitted. I have suggested a condition below:

Development shall not begin until a scheme for sound insulating the buildings has been submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall be implemented in accordance with the approved scheme and shall be retained and maintained in accordance with the scheme, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include such details as type of glazing and mechanical ventilation.

As the land has a former industrial past I would also request the following condition to be attached.

No development approved by this planning permission shall be commenced until;

- a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information, and using this information a Conceptual Model for the site of all potential contaminant sources, pathways and receptors has been produced. This should be submitted to, and be approved in writing by the Local Planning Authority prior to further investigations being carried out.
- b) A site investigation in accordance with BS 10175:2001 British Standards Institution Code of Practice, "The Investigation of Potentially Contaminated Sites" has been designed for the site using the information obtained from the desktop study and the

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Conceptual Model. This should be submitted to, and be approved in writing by the Local Planning Authority prior to the investigation being carried out on the site. The investigation must be comprehensive enough to enable, a full risk assessment to be undertaken relating to risks to future users of the site, water resources, surrounding land and property, wildlife, cultivated trees and plants, building materials, and any other persons who may be affected, refinement of the Conceptual Model, and the development of a Remediation Strategy.

- c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority. A risk assessment has been undertaken and all samples have been analysed by an appropriately accredited laboratory.
- d) A Remediation Strategy detailing the remediation requirements, including measures to minimise the impact on, future users of the site, water resources, surrounding land and property, wildlife, cultivated trees and plants, building materials, and any other persons who may be affected, using the information obtained from the Site Investigation and including a Sustainable Remediation Options Appraisal has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to remediation being carried out on site.
- e) The development of the site should be carried out in accordance with the approved remediation Method Statement unless otherwise agreed in writing by the Local Planning Authority.
- f) On completion of the remedial works a full Validation Report to cover all works specified in the Remediation Strategy has been submitted to and agreed by the Local Planning Authority.

REASON: To ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and that development complies with approved details in the interests of the protection of public health.

Kind regards

Marcus Watts
Chartered Environmental Health Practitioner

From: Simon Chivers
Sent: 03 July 2009 16:48
To: Marcus Watts
Subject: FW: Bovis Phase 4 housing application, Hatfield Aerodrome - S6/2007/1368/MA

Marcus

Your comments on the last 2007 application as discussed. The detailed layout was different, but the issues may be similar.

I will leave this history file on my desk in case you need to refer next week while I am away.

Thanks

Simon

Simon Chivers
Principal Planner (Special Projects)
Welwyn Hatfield Council

14/09/2009



From: Marcus Watts
Sent: 01 November 2007 11:47
To: Simon Chivers
Cc: Joanna Harding; Joanna Harding
Subject: RE: Bovis Phase 4 housing application, Hatfield Aerodrome - S6/2007/1368/MA

Simon

Ref: Residential; Development (164 Units) at Phase 4 Former Hatfield Aerodrome Site, Hatfield

I refer to the above application and associated noise report from Acoustic Design Consultants (ref ADC/8826/02/RLG). Having reviewed the above mentioned information I would like to make the following comments.

Overall, I have no objection to the assessment methodology adopted, however, on pages 9 & 10 the consultants discuss the use of acoustic glazing required to achieve a satisfactory internal noise environment.

Under this scenario, acoustic glazing must be kept closed to achieve acceptable internal noise levels. Whilst it is acknowledged that ventilation has been considered in the form of trickle vents, rapid ventilation is often more readily required / desired. When the windows are opened its acoustic qualities are compromised and the internal noise levels exceed the recommended max night time criterion.

It is my opinion that it would be unreasonable to expect the future occupiers of the site to sacrifice rapid ventilation to achieve a satisfactory low noise environment. Therefore, should the sole use of acoustic glazing be the only form of noise mitigation proposed additional 'active' ventilation systems should be included within the design.

One further point to consider is the application of the 45dBA LAMax. In accordance with BS8233:1999 This standard should be applied in bedrooms at night. World Health Organisation Criteria suggests that max noise levels will need to exceed 45dBA between 10 -15 times during the night for sleep disturbance to occur. Therefore I would like some clarification as to the number of events that may exceed this criterion at plot 1 between 23:00 – 07:00.

If I can be of any further assistance, please do not hesitate to contact me.

Kind regards

Marcus Watts

Marcus Watts
Environmental Health Practitioner

From: Simon Chivers
Sent: 31 October 2007 18:33
To: Marcus Watts
Subject: Bovis Phase 4 housing application, Hatfield Aerodrome - S6/2007/1368/MA

Hi Marcus

14/09/2009

I spoke to Jo on Tuesday about her response to the above and she said she would like to run it past you. Has she e-mailed you or left any note? I only ask because I gather that she is not in again until next Wednesday and I need the response this week.

I'm on a course most of Thursday but perhaps you could e-mail me.

Many thanks

Simon

Simon Chivers
Principal Planner (Special Projects)
Welwyn Hatfield Borough Council, The Campus,
Welwyn Garden City

