

## Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
05/02/19	Gill Claxton	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/2768/OUTLINE	WK/104712	

**Address:** Hatfield Business Park Hatfield AL10 9SL

**Application Details:** Outline application for a large-scale mixed use development including 1,100 new homes and supporting infrastructure including a primary school, local centre and open space with all matters reserved

### Considerations relevant to Environmental Health for this application

Noise from existing industrial/commercial  
Noise from quarry operations  
Noise from traffic  
Noise from proposed industrial/commercial units  
Contaminated Land  
Air Quality

### Description of site and discussion of considerations

#### Noise from existing industrial/commercial and quarry operations

There are concerns over noise from existing commercial/ industrial uses within the area. Chapter 9: Noise and Vibration of the Environmental Statement provides information on an unattended BS4142 assessment which took place using recordings, this is not seen as the best way to undertake such an assessment.

We would expect to see a manned assessment with subjective descriptions of the type of noise occurring along with LA<sub>max</sub> noise data to get a better understanding of the overall noise climate associated with the commercial/ industrial units. Additional information on operating times would also help get a better idea of the potential impact.

The reference to a 5m barrier does provide some confidence that noise levels can be lowered, and the LA<sub>eq</sub> levels within the assessment during the day appear less of a concern, however, a potential issue at night (9dB over background) and this is with only a small aspect of acoustic descriptors for the area.

#### Noise from quarry operations

In terms of noise from the quarry, the levels given in the guidance contradict information within BS4142. A poor standard of amenity would be experienced by future occupants if exposed to the upper level of the recommended noise levels in the minerals guidance. These operations are long lived, approximately 30 years, and therefore not seen as temporary.

Noise levels of 60dB (1hrLA<sub>eq</sub>) on the façades of the residential properties with windows open would lead to a situation where people would not be able to open their

windows in living rooms as even expected uses such as watching a television would not be possible (assuming a partially open window provides 15dB attenuation would lead to at least an internal noise level of 45dBA).

Some reference is made to the potential inclusion of mechanical ventilation for the most affected properties, and the required ventilation rates would need to meet those within the Noise Insulation Regulations 1975.

#### Noise from traffic

In terms of amenity, the internal noise levels will need to meet the criteria within BS8233:2014 and the external areas will need to meet the 55dB WHO community noise guideline level.

If opening windows raises internal noise levels above those in BS8233, then mechanical ventilation will be required which meets the ventilation rates with the Noise Insulation Regulations 1975.

Information within the acoustic report shows reasonable noise levels for the site due to traffic, with an upper level of 59dB expected at some of the facades, with others being expected to be as low as 48dB.

#### Noise from proposed industrial/commercial units

The noise impact assessment lists a design criteria for proposed plant/equipment to be at the existing background noise level, we would however, require the design criteria of any plant or equipment to be 10dB below the background noise level at the nearest residential property (5dB below if non-tonal, however, this would need to be evidenced).

Other potential impacts, such as from deliveries can be controlled via condition, limiting hours. The applicant will also be able to mitigate through good design principles, such as having service yards/delivery areas on the sides of buildings away from sensitive receptors.

#### Contaminated Land

Chapter 8: Ground Conditions and Contamination advises that further intrusive investigation is recommended and we would expect to see this take place for areas in which there could be a potential pollutant linkage.

Additional information provided by a local resident raises the concern of aircraft fuel being dumped on or near one end of the site, the exact location or area is not known. This allegation would need to be investigated further and if contamination is found, to be risk assessed and remediated in line with the future use.

#### Air Quality

Details on potential air quality impacts have been provided, and show that this is not of concern in the long term.

#### **Conclusion**

Many concerns can be addressed via condition and good design, hence at this initial stage there is not a recommendation for refusal.

More confidence will be required, especially in terms of noise from quarry activities and commercial/industrial units and their impact on the proposed residential aspect of this development.

We would expect to see a design which protects residential properties from unacceptable noise levels, such as using proposed commercial buildings as barriers or having non habitable rooms on facades fronting these noise sources.

If noise levels associated with the Quarry are still of the same magnitude at residential properties, there may be a basis to recommend refusal on the grounds of poor amenity as residents will not be able to open their windows and would experience annoyance within their gardens.

We will require full BS4142 assessments for the existing commercial/industrial units and noise from quarry operations on the development.