

## Planning Consultation Memo

| <b>Date</b>                        | <b>Planning Officer</b> | <b>Environmental Health Officer</b> |
|------------------------------------|-------------------------|-------------------------------------|
| 04/08/2021                         | Mr Mark Peacock         | Terry Vincent                       |
| <b>Planning Application Number</b> | <b>Worksheet Number</b> |                                     |
| S6/2015/1342/PP                    | WK125628                |                                     |

**Address:** Land to the north east of King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD

**Application Details:** Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms

### Considerations relevant to Environmental Health for this application

Noise from road traffic

Noise from any commercial farming operations nearby and sports facilities

Air quality

### Description of site and discussion of considerations

The site is located close to Northaw Road East, the road use comprises of commuter traffic and local residential traffic. I will recommend a noise condition in relation to mitigation from traffic noise.

The site is located close to sports facilities so noise associated with this use will need to be considered. This is as well as any potential noise from nearby commercial farming activities. I will recommend a suitable noise condition.

Air quality is relevant for this development. The local plan has proposed to introduce several developments within the locality. The cumulative impact of these sites and this proposed development will need to be considered as well as the promotion of green travel. I will recommend a condition in relation to air quality.

### Conclusion

- Recommend planning application is permitted
- Recommend planning application is permitted but with conditions
- Recommend planning application is refused

## **Conditions:**

### **Sound Insulation (including ventilation)**

Prior to any above ground development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to transport sources which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014. Internal L<sub>Amax</sub> levels should not exceed 45dB more than ten times a night in bedrooms. Relaxed noise levels will be considered if it can be shown that good acoustic design has been implemented and all steps have been taken to achieve the non-relaxed noise levels in BS8233:2014.

Where opening windows raises the internal noise levels above those within BS8233, other methods of ventilation/attenuation will have to be implemented.

Passive systems and rates will be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment (other overheating assessments can be provided but will need to be agreed in writing by the local planning authority such as a TM59 assessment) conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that overheating will not occur. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the assessment.

Mechanical ventilation can be installed, with ventilation rates required to provide 4 air changes per hour to habitable rooms. However, mechanical ventilation should only be used as a last resort, once all other noise mitigation measures have been implemented (good acoustic design, orientation of sensitive rooms, bunds, noise barriers, passive systems or acoustic louvres).

Outdoor amenity areas should meet the 55dB WHO Community Noise Guideline Level. A slight relaxation of this level (up to 3dB) will be considered, if it can be demonstrated that all reasonable steps have been taken to reduce the level as much as possible, (such as noise barriers, shielding, good acoustic design etc). If outdoor amenity areas cannot comply, then it should be shown through measurements that a suitable place is available within 5 minutes' walk from the development that complies with the amenity noise level.

Reason – to protect the occupants of the new development from noise disturbance.

### **Noise from nearby existing commercial operations:**

Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate noise from nearby commercial activities, deliveries, plant and equipment, to ensure that

there will be no adverse impact to future residents. Assessment for noise from commercial operations must be in accordance with BS4142.

Details must be provided to show the implementation of mitigation measures and provide evidence that façade noise levels (that incorporate habitable rooms) would not exceed 5dB above the background noise level (Adverse impact), from nearby existing commercial operations.

Indoor ambient noise levels in living rooms and bedrooms from commercial noise sources must be 10dB below the standards within BS 8233:2014 and L<sub>Amax</sub> levels must not to exceed 40dB internally with windows closed.

The noise report must include details regarding reduced operating schedules in relation to Covid and consider what additional operations will take place under normal working activities and the effects this will have on noise levels. Consideration must be given to potential commercial operating hours and likelihood of commercial expansion.

Reason – to protect the occupants of the new development from noise disturbance

### **Air quality:**

Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, an air quality impact assessment to evaluate and assess the following pollutants, PM10, PM2.5 and Nitrogen Dioxide. The report must demonstrate potential effects on future residents from current pollution levels and the resultant effect the proposed development will have on local pollution levels. The report must also consider the cumulative impacts of proposed developments nearby in relation to the local plan.

The applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the promotion of green travel. This should include the provision of cycle storage and the provision of electric vehicle charging points.

Reason – to protect the occupants of the new development from current pollution levels and to ensure that the development does not increase local pollution levels.

### **Informatives**

#### **Noise control**

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :  
8.00am and 6.00pm on Mondays to Fridays  
8.00am and 1.00pm Saturdays  
and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving shall be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
11. Any emergency deviation from these conditions shall be notified to the Council without delay
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
13. Permissible noise levels are not specified at this stage.

### **Dust control**

1. All efforts shall be made to reduce dust generation to a minimum
2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.