

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
23/09/16	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
S6/2015/1342/PP	WK/82734	

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 the railway line and traffic along internal and external roads

Increase in noise due to raised traffic levels in the area due to development

Noise from playground, playing fields, tennis courts and football pitches

Lighting

Contaminated Land

Air quality

Description of site and discussion of considerations

Roads and Railway Line

The acoustic report provided with the application has assessed the noise from the existing roads and the railway line. It shows that in all areas of the site the outdoor amenity spaces will be below the 55dB WHO Community Noise Guideline level.

The report also shows that standard thermal glazing will be sufficient in reducing noise levels to those within BS8233:2014, however, this will be with windows closed, and adequate ventilation will be required in the form of acoustically treated ventilation. Depending on noise levels at the facades, there may be a requirement for mechanical ventilation which will enable windows to be kept closed whilst providing a purge ventilation rate when required.

As this is an outline application, we would require the applicant to look into investigating different ways of arranging the site so that the levels within BS8233:2014 can be achieved through a partially open window (assuming attenuation of 10 to 15dB). This can be achieved by ensuring that habitable rooms such as living rooms and bedrooms are on the facades of the buildings away from

noise sources such as traffic along Northaw Road East. It is understood, that in residential properties, especially houses, this type of orientation is not always practical, and the applicant may need to look into making the most of distance attenuation and/ or the use of acoustic barriers.

The acoustic report also looked into max levels associated with railway noise, which is most significant during night time hours and has the potential to cause sleep disturbance. From their assessment there will be occasions when 45dB LAMax will be exceeded with the current proposed thermal glazing is used. We feel that there is still scope for this to be further enhanced to further reduce noise ingress into the properties closest to the railway with a better glazing scheme.

Increase in noise due to raised traffic levels in the area due to development

The acoustic report also takes into account the impact of the development on traffic noise in the area, which is shown as making a negligible difference of 0.2dB.

Noise from playing fields, tennis courts and football pitch

People noise associated with the use of the leisure facilities could be an issue as experience has shown that complaints occur, especially if used during unsocial hours.

The closest properties appear to be approximately 20m from the children's playground which is a likely source of noise during the day and potentially in the evening depending on the use by teenagers (which is accepted is not the intended use of this element of the leisure grounds). We would like to see further assessment undertaken to assess the potential for noise disturbance from this facility and then appropriate design changes where required to limit the potential for loss of amenity within the proposed development.

There is a significant distance between the tennis courts and the proposed development, with over 50m from the tarmac football pitch on the play area and 75m to the closest tennis court. Which makes these parts of the sports grounds unlikely to cause an issue.

Through interrogating the Council's database, there does not appear to be any complaints about the football pitch based at Cuffley School from existing neighbouring residential properties which directly back onto this facility. As such, it appears unlikely that properties on the proposed development will be detrimentally affected.

Lighting

Due to being a large development and depending on the fixtures to be used there is the potential for issues to arise due to light trespass, either at a new or existing residential property. The applicant will need to follow the Institution of Lighting Engineers guidance on the reduction of obtrusive lighting. Depending on the type of lighting to be installed will determine the extent of assessment that will be required to show that it will not be an issue. (This will mainly be an issue with any floodlighting or lighting installed for security purposes). We would expect to see vertical lux diagrams which show the lighting levels at residential properties to enable an assessment of whether a loss of amenity will occur.

Contaminated Land

A phased assessment has been conducted by the applicant which indicates that there are no significant sources of contamination which may impact on future users of the proposed development. It is still recommended that an unexpected finds condition is placed on the full planning application in case any contamination is found once building work commences.

Air Quality

An air quality impact assessment provided by the applicant shows that air quality will not be significantly impacted, with overall levels being predicted as still being below air quality objectives and standards.

The short term impact of the building works has also been investigated

Conclusion

- | | |
|---|-------------------------------------|
| Recommend planning application is permitted | <input type="checkbox"/> |
| Recommend planning application is permitted but with conditions | <input checked="" type="checkbox"/> |
| Recommend planning application is refused | <input type="checkbox"/> |

Conditions and Informatives

Sound Insulation (including ventilation)

Prior to the commencement of the development the applicant shall submit to, for approval by the Local Planning Authority details of the glazing scheme and ventilation systems required to be installed to meet the internal noise levels within BS8233:2014 and the ventilation standards within Approved Document F of the Building Regulations. The mechanical ventilation system shall provide a ventilation rate of at least the purge rate within Approved Document F (4 air changes per hour) when required to maintain thermal comfort.

Reason – to protect the amenity of the residents.

Lighting

At least six months prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams). This scheme must meet the requirements within the Institution of Lighting Engineers guidance notes for the reduction of obtrusive lighting.

Reason –to protect the amenity of the future residents of the site and existing residential properties in the near vicinity to the development

Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental

Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

Informative:

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.