

## Environmental Control and Protection - Planning Consultation Response

To: Olivia Tresise  
Planning Officer

From: Damaris Broad  
Environmental Health Officer

Date: 27/02/2024

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| Planning Application Reference:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | PL/2023/10331                                                                                                                                                                            |
| Environmental Health Reference:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | WK/202328581                                                                                                                                                                             |
| Description of Proposal:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Land south of The Forty and North of Chelworth Road, Cricklade, Wiltshire                                                                                                                |
| Site Visited:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No                                                                                                                                                                                       |
| Amenity Including noise, lighting, odour, smoke.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Officer: Damaris Broad                                                                                                                                                                   |
| <p>I would recommend an assessment for road traffic noise and the following condition:</p> <ul style="list-style-type: none"> <li>No development shall start on site until an <b>Acoustic Design Statement</b>, as defined by the Professional Practice Guidance: Planning and Noise – New Residential Development (May 2017), for protecting the proposed (noise sensitive development) from noise from the road network has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before (any part of) the (noise sensitive development) is occupied.</li> </ul> <p><b>Reason:</b> Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.</p> <p>To protect amenity during the construction phase I recommend the following condition:</p> <ul style="list-style-type: none"> <li>No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise,</li> </ul> |                                                                                                                                                                                          |

vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
- ii. The cutting or other processing of building materials on site;
- iii. Wheel washing and vehicle wash down facilities;
- iv. The transportation and storage of waste and building materials;
- v. The recycling of waste materials (if any)
- vi. The loading and unloading of equipment and materials
- vii. The location and use of generators and temporary site accommodation
- viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

**Reason:** Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Air Quality

Officer: Damaris Broad

The following condition is suggested:

The applicant must undertake an Air Quality Assessment (AQA) or Screening Assessment to be approved by the LPA prior to commencement of construction. This must quantify the effect of the development on existing local authority air quality monitoring locations and sensitive receptors as well as the proposed development. It must also identify and make adjustments for all core strategy based development in the developments locality. Use of CURED data in the AQA is expected along with any other currently accepted approaches to AQA.

**Reason:** Core Policy55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

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| Contaminated Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Officer: Damaris Broad |
| <p>No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.</p> <p><b>Step (i) Site Characterisation:</b></p> <p>An investigation and risk assessment must be completed to assess the nature and extent of any contamination (including asbestos) on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:</p> <ul style="list-style-type: none"> <li>- A survey of the extent, nature and scale of contamination on site;</li> <li>- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;</li> <li>- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;</li> <li>- An assessment of the potential risks to <ul style="list-style-type: none"> <li>• human health,</li> <li>• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,</li> <li>• adjoining land,</li> <li>• groundwater and surface waters,</li> <li>• ecological systems,</li> <li>• archaeological sites and ancient monuments;</li> </ul> </li> </ul> <p><b>This must be conducted in accordance with DEFRA and the Environment Agency’s “Model Procedures for the Management of Land Contamination, CLR 11” and other authoritative guidance.</b></p> <p><b>Step (ii) Submission of Remediation Scheme:</b></p> <p>If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.</p> <p><b>Step (iii) Implementation of Approved Remediation Scheme:</b></p> |                        |

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

**Step (iv) Reporting of Unexpected Contamination:**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

**Step (v) Verification of remedial works:**

Following completion of measures identified in the approved remediation scheme a verification report must be produced. The report should demonstrate the effectiveness of the remedial works.

The verification report should be submitted to and approved in writing of the Local Planning Authority.

**Step (vi) Long Term Monitoring and Maintenance:**

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

**Reason:** Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Other Matters  
Including drainage  
provision, food safety,  
health and safety,  
licensing.

Officer: Damaris Broad

Recommendation:

Conditions (if appropriate)

- 1)
- 2)
- 3)

Please contact me should you wish to discuss these comments in more detail.