

## RESPONSE FORM – PUBLIC HEALTH AND HOUSING

Planning and Growth  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

Case Officer: Chris Rand  
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Application No: DC/15/2151/OUT

Consultation Period Expires: 15th December 2015

**Senior Public Health and Housing Officer:**

**Karen Cattle**

**Public Health and Housing Reference Number:**

**WK201528668**

### **CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY**

**PROPOSAL**            **Outline Application (Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure**

**LOCATION**            **Great Wilsey Park, Wilsey Road, Little Wratting, Suffolk,**

**DO PUBLIC HEALTH AND HOUSING OBJECT TO THIS APPLICATION:**

**NO**

**Comments to explain why PPH object/support the application:**

I refer to the above Outline Planning Application to consider the means of access for a residential development of up to 2,500 units, within use classes C2/C3; two primary schools; two local centres including retail, community and employment uses, within use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure at Great Wilsey Park, Wilsey Road, Little Wratting.

The application is supported by a Noise Assessment, prepared by Brookbanks Consultants Limited, dated September 2015, contained within the Environmental Statement, Volume 2. Baseline conditions were established following day-time and night-time noise monitoring over a 24 hour period, together with manned recording, adjacent to the roads on the boundary and running through the site. The noise levels were then used to validate the 3D noise mapping produced by SoundPLAN.

The resultant day-time and night-time noise contours indicate that the site mainly falls into Noise Exposure Categories (NEC) A/B, in accordance with PPG24, with boundaries fronting onto the A143 Haverhill Road, Coupals Road and Chalkstone Way, falling into NEC C. The proposed school sites are also predicted to fall within NEC C, however noise levels across the school sites will be dependant upon the detailed layout of the schools, locations of playing fields and the use of the rooms.

The calculated noise levels have been used to determine the likely noise levels within the proposed residential properties. Consideration has been given to the noise mitigation measures which may be required to meet the guideline values for day-time and night-time internal ambient noise levels, as stated in Table 4 of BS8233:2014 "Sound Insulation and Noise Reduction for Buildings".

The actual location of housing within the built development areas will however be determined at the detailed design stage.

The proposal also includes Mixed-use Local Centres with residential units above. As the proposed Centres are likely to include Use Classes A1/2/3/4/5, B1 and D1/2 which include restaurants, cafes, public houses, and hot food takeaways, in addition to the extensive Assembly and Leisure uses within Class D2. Consideration will therefore, need to be given to the impact of the proposed education, commercial, retail, business and leisure premises on the proposed residential premises, particularly in respect of noise and odour. It is however assumed that full details in respect of the educational, retail, business and leisure premises will be submitted for approval in due course.

It is however recommended that the following conditions are included in any consent granted in respect of this Outline Application.

**Suggested conditions or amendments:**

1. Prior to the residential development commencing, the applicant shall identify those residential properties within the development that fall within the Noise Exposure Categories B and C as defined within Planning Policy Guidance PPG24. For those properties identified, the applicant shall submit and agree in writing with the Local Planning Authority the measures required to mitigate noise so as to ensure that the day-time and night-time internal ambient noise levels within living rooms, dining rooms/area and bedrooms meet the guideline values as stated in Table 4 of BS8233:2014 "Sound Insulation and Noise Reduction for Buildings", or such standards revoking or re-enabling the specified British Standard. All of the measures included in the approved scheme shall be carried out prior to any of the residential properties identified being first occupied. The measures shall be retained thereafter in their approved form unless the prior written agreement of the Local Planning Authority is obtained for any variation.
2. Before any development or any demolition work hereby permitted is commenced, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-
  - (a) hours of construction operations including times for deliveries and the removal of excavated materials and waste;
  - (b) site set-up and general arrangements for storing plant, including cranes, materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas;
  - (c) noise method statements and noise levels for each construction activity including any piling and excavation operations;
  - (d) dust, dirt and vibration method statements and arrangements;
  - (e) site lighting.
3. All fixed plant or machinery, including air handling plant, fans and compressors, used in conjunction with the proposed education, commercial, retail, business and leisure facilities within the development shall be installed in accordance with a scheme to be agreed in writing with the Local Planning Authority. The scheme shall demonstrate that:-
  - (i) the measures taken will ensure that noise, including vibration, is attenuated to such a degree that the day-time and night-time internal ambient noise levels within the living rooms, dining rooms/area and bedrooms of the proposed residential properties meet the guideline values as stated in Table 4 of BS8233:2014 "Sound Insulation and Noise Reduction for Buildings", or such standards revoking or re-enabling the specified British Standard and,

- (ii) the cumulative noise levels generated by the plant installed at the proposed education, commercial, retail, business and leisure facilities shall fall 10dB(A) below the existing background noise levels (LA90,T) at all proposed noise sensitive premises.

Any sound attenuation measures shall be provided in accordance with approved details prior to the plant or machinery first being brought into use and shall be retained thereafter in the approved form, unless the prior written agreement of the Local Planning Authority is obtained for any variation to the approved details.

- 4. The proposed education, commercial, retail, business or leisure facilities shall not be brought into use until a scheme has been agreed in writing with the Local Planning Authority which specifies the provision to be taken to control noise arising from the service deliveries and the loading and unloading operations to the premises. The scheme shall specify both physical and management measures that may be incorporated. The scheme shall demonstrate that the measures incorporated will meet the requirements of the above condition in so far as the internal noise levels are concerned. All of the physical measures contained in the approved scheme shall be provided before the proposed commercial, retail, business and leisure facilities are first brought into use. All of the agreed management measures shall be introduced once the premises are brought into use. Thereafter all of the measures within the scheme shall be retained and continue to operate in their approved form unless the prior written agreement of the Local Planning Authority is obtained for any variation.
- 5. Before the proposed education, commercial, retail, business and leisure facilities are first brought into use, provision shall be made for the control of any odours arising from any cooking process, in accordance with details that shall first have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter all measures shall be retained in the approved form unless the prior written agreement of the Local Planning Authority is obtained for any variation to the approved details.

**Observations on non planning issues:**

**DATE:** 11 December 2015.