

RESPONSE FORM – PUBLIC HEALTH AND HOUSING

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

Case Officer: Chris Rand
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Application No: DC/15/2424/OUT

Consultation Period Expires: 24th December 2015

Senior Public Health and Housing Officer:

Karen Cattle

Public Health and Housing Reference Number:

WK201529532

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL **Outline Planning Application (Means of Access to be considered) - Cross Boundary Application - creation of up to 46,000 sq m of floor space for uses within B1, B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships(sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.**

LOCATION **Land Adj Haverhill Business Park, Bumpstead Road, Haverhill, 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 cross boundary Outline Planning Application to consider the means of access for the creation of up to 46,000m² of floor space on land adjacent to the Haverhill Business Park, Bumpstead Road, Haverhill. The current proposal includes Class B1, B2 and B8 uses, which may include the operation of warehouse distribution units operating 24 hours a day, Class A3/A5 uses which may include road side uses, petrol filling station and restaurant/s, car dealerships (sui generis), an ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

The application is supported by an Environmental Noise Assessment, Project No. 1515442 prepared by Sharps Redmore, following background noise monitoring undertaken at the application site between 21 and 22 October 2015 and a Transport Assessment undertaken by Vectos, Transport Planning Specialists in November 2015.

Whilst an illustrative site layout plan has been provided, no specific details have been submitted in respect of the end-users of the site or their location within the development. The noise assessment is therefore based on the existing noise levels monitored at two locations, chosen to represent the nearest noise sensitive properties to the development site and the likely impacts from noise arising from internal and external operational activities at the proposed development, delivery yards and car parking, noise from mechanical service plant and increased traffic, based on experience of similar sites.

With regard to mechanical plant noise, whilst no specific details have been provided, the operation of plant and equipment during the daytime and overnight may impact on the existing noise sensitive premises in the vicinity of the development. It is therefore recommended that a noise condition is attached to any consent granted so as to ensure that the selection of all external plant and equipment is in compliance with the noise condition and can be designed accordingly. The condition will however need to apply to noise from all plant and equipment taken together therefore, noise levels from individual units would need to be at least 10dB below the background noise levels in order that the condition can be met across the site as a whole. Further noise assessments will therefore be required in respect of individual units.

The noise report has considered noise from service yard activities, including vehicle manoeuvring, unloading, use of fork lift trucks, movement of trailers and car park noise. The assessment, in accordance with BS 4142:2014, has been based on noise data obtained at similar B8 units and has assumed that the units will be used as warehouse distribution units operating 24 hours a day. Whilst the predicted noise levels around the proposed service yards, taking account of the screening provided on the indicative layout plan, are below the daytime and night time WHO Guideline Values, the exact size and location of the acoustic barriers will depend on the final layout of the site and end-user of the unit. Further noise assessments may therefore be required.

Noise from car parking activities has also been considered in the noise assessment. The nearest car park as shown on the indicative layout plan is approximately 65m from the existing residential properties. Again, based on predicted noise levels, noise from car parking activities will be within the WHO Guideline Values during the daytime and night time period and below the existing ambient noise levels.

Noise from increased road traffic as a result of the development has also been considered, based on the data provided in the Transport Assessment, submitted by Vectos, traffic consultants. In all cases, the increase in noise resulting from development traffic has been predicted to be less than 3dB and the impact on local residents is considered negligible. It is however noted that the Vectos assessment appears to be based on traffic movements at the roundabout of Bumpstead Road and the A1017 Haverhill By-pass and any additional traffic movements at the Bumpstead Road and Sturmer Road junction as a result of the development do not appear to have been considered.

No specific information has been submitted with regard to any proposed road side uses under Use Classes A3/A5 which may include a petrol filling station and restaurant/s. Further information will be required at the detailed design stage with regard to any extract ventilation systems to be installed and odour mitigation measures which may be required to minimise the impact of cooking odours on other site users and the existing residential properties.

Consideration will also need to be given to the opening hours of these premises so as to minimise any noise or environmental/social impacts of these activities on the existing noise sensitive premises in the vicinity of the application site.

Whilst Public Health and Housing would not wish to object to this outline application, the following conditions should be included on any consent granted:-

Suggested conditions or amendments:

1. The rating level of noise from fixed plant or equipment on the site, as taken together, shall not exceed the existing background noise levels at any time. The noise levels shall be determined at the nearest noise sensitive premises and the measurement and assessment shall be made in accordance with BS 4142:2014. Noise emission levels from individual units shall be at least 10dB below the background noise levels in order to meet this condition.

2. Prior to the installation of any external plant or equipment at any of the Class B1, B2, B8, A3, A5 premises, car dealerships (sui generis) and ancillary lorry park full details of the external plant and equipment, including any heating installations, air conditioning plant or extract ventilation systems, at each unit, including any odour control measures to be installed, shall be submitted to and approved by the Local Planning Authority. A report from an Acoustic Consultant shall be submitted to confirm that noise from the plant or equipment to be installed at the unit will meet the above noise condition. The approved system, including a maintenance plan, shall be submitted and made operational prior to the premises being occupied and thereafter, shall be retained and maintained to the satisfaction of the Local Planning Authority.
3. The use hereby permitted shall not commence until all audible alarms to all doors, loading bays and vehicles kept on site, including fork lift trucks requiring audible alarms, have been fitted with broadband (white noise) alarms/broadband (white noise) reversing alarms respectively, details of which first shall have been submitted to the Local Planning Authority before any development commences. The approved details shall be implemented and maintained on existing and replacement doors and vehicles unless the Local Planning Authority gives written consent to any variation.
4. All lighting installations to be provided at the site, including those within the car and lorry parking areas, shall be positioned so as not to cause any glare to the residential properties in the vicinity of the site.
5. The hours of construction operations including deliveries to the site and the removal of excavated materials and waste from the site shall be limited to 07:30 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays unless otherwise agreed in writing with the Local Planning Authority. No construction activities are to take place at the development site on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.
6. Prior to the development commencing a comprehensive Construction and Site Management Programme shall be submitted to the Local Planning Authority for approval. The approved programme shall be implemented throughout the development phase(s), unless the Local Planning Authority gives written consent to any variation. The programme shall include:-
 - a) 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;
 - b) Noise method statements and noise levels for each construction activity including any piling and excavation operations;
 - c) Dust, dirt and vibration method statements and arrangements;
 - d) Site lighting.

Observations on non planning issues:

DATE: 21 December 2015