

RESPONSE FORM - Public Health & Housing

Planning
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk

Case Officer: Penny Mills
Application No: DC/21/0110/RM
Consultation Period Expires: 9 March 2021

Regulatory Officer (Name): Karen Cattle
Regulatory Reference Number: WK/202104498

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL: Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 127 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as phase 2B

LOCATION: Land Nw Of Haverhill, Anne Sucklings Lane, Little Wratting, Suffolk

Sections(s) responding (please tick):

Contaminated Land	<input type="checkbox"/>	Local Air Quality	<input type="checkbox"/>	Private Water Supplies	<input type="checkbox"/>
Sustainable Development	<input type="checkbox"/>	Environmental Permitting Issues	<input type="checkbox"/>	Commercial Environmental Health	<input type="checkbox"/>
Licensing	<input type="checkbox"/>	Public Health & Housing	<input checked="" type="checkbox"/>		

Do the Public Health & Housing object to this Application? Yes No

Comments to explain why object/support the application:

I refer to the above Reserved Matters application for the submission of details under outline planning permission SE/09/1283 to include the means of access, appearance, landscaping, layout and scale for the construction of 127 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as phase 2B on land North West of Haverhill, Ann Sucklings Lane, Little Wratting.

Having reviewed the submitted floor plans for the range of house types and apartments proposed, whilst I accept that there may be some inaccuracies when measuring off the drawings, Public Health and Housing would raise some concerns with regard to the size of some of the bedroom accommodation.

In particular, both of the proposed double bedrooms in the Arden house type, Drawing No: 20-3072-020 appear to have a floor area of less than 9.5m² and would therefore only be suitable as a single bedroom. Bed 2 in the Epping house type, Drawing No: 20-3072-024 Rev. A appears to have a floor area of less than 9.5m² and would therefore only be suitable as a single bedroom, furthermore, Bed 3 appears to have a floor area of under 6.5m² and would therefore only be suitable as a bedroom for a child under 10 years of age.

Bed 3 in the bungalow A88B, Drawing No: 20-3072-056 Rev. B appears to have a floor area of under 6.5m² and would therefore only be suitable as a bedroom for a child under 10 years of age. The proposed double Bed 2 in the Alnmouth house type, Drawing No: 20-3072-022 Rev. A appears to have a floor area of less than 9.5m² and would therefore only be suitable as a single bedroom and the proposed double bedrooms within the Corby apartments, Drawing No: 20-3072-054 Rev. B, all appear to have a floor area of less than 9.5m².

All single bedrooms, to be occupied by one person aged over 10 years, should have a minimum floor area of 6.5m², whilst double bedrooms, to be occupied by two persons, should have a minimum floor area of 9.5m².

I would be grateful if these concerns could be brought to the attention of Persimmon Homes.

I have also reviewed the Design, Access and Compliance Statement submitted by Persimmon Homes for the development of Phase 2B, dated January 2021 and whilst it is noted that the proposed scheme is consistent with the previously submitted Design Code, which includes the consideration of noise impacts, no assessment has been submitted for Phase 2B.

I am however aware that an Environmental Impact Assessment was submitted by Loven Acoustics Ref: LA/1726/02aR/ML, dated 11 November 2020 in respect of the construction of 41 dwellings in Phase 2A of the development and that noise mitigation measures were recommended to ensure that the internal ambient and external noise levels within private amenity spaces at each dwelling were in compliance with the guideline values in BS 8233:2014, as detailed in Table 4.

A Noise Survey and Acoustic Design Report was also provided by the FES Group, Issue 2, dated 15 May 2017 in respect of Phase 1 of the development which included a parcel of land bordered to the south by Ann Suckling Road and to the east by the A143 Haverhill Road. This report detailed the required mitigation measures to meet the guideline values within BS8233:2014 for both internal noise and within the external private amenity spaces at each dwelling.

As Phase 2B is to the South of Phase 2A, so at a greater distance away from the relief road, and still at a distance of over 400m from the Wratting Road A143, it is considered that the noise mitigation measures proposed for the residential

properties to the southern boundary of the Phase 2A development, as detailed in the Environmental Impact Assessment submitted by Loven Acoustics, would be sufficient for the dwellings within Phase 2B. A further noise assessment relating specifically to Phase 2B of the development is not therefore considered necessary.

However, to ensure that internal noise levels will meet the BS 8233:2014 criteria, suitable glazing and ventilation will need to be installed and a glazing configuration to achieve an R_w of 29 dB in all habitable rooms is recommended. A glazing configuration (mm) glass/air/glass of 4/12-20/4 has been proposed, however, if an alternative glazing configuration is to be used, it must demonstrate to at least match the performance specification. The calculations include the provision of background ventilation, as required by Part F of the Building Regulations and assume that trickle vents will be fully open with a subsequent loss of attenuation of up to 5dB.

Where plots have private amenity space and there is no or limited shielding from buildings, it is recommended that 1.8m high, close-boarded timber fencing is installed to all exposed garden boundaries so as to ensure that the noise levels in all private gardens do not exceed 50dB LAeq,16 hour.

It is therefore recommended that the following conditions are included in any consent granted: -

Suggested conditions or amendments:

1. Prior to occupation of the proposed dwellings, noise mitigation measures shall be implemented, as required, so as to ensure that the internal ambient noise levels within each dwelling, with windows closed, do not exceed an LAeq (16hrs) of 35 dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00 and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00, in accordance with the current guideline levels within BS8233:2014 - Guidance on sound insulation and noise reduction for buildings.

Reason: To protect the amenities of future occupiers of the development.

2. Prior to occupation of the proposed dwellings, noise mitigation measures shall be implemented, as required, to ensure that the noise level within the external amenity areas of each dwelling do not exceed an LAeq of 50 dB(A), in accordance with the current guideline levels within BS8233:2014 - Guidance on sound insulation and noise reduction for buildings.

Reason: To protect the amenities of future occupiers of the development.

Observations on non planning issues:

Date: 23 February 2021