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| O F F I C E | | |

To: Tanya Coggon, Development Management

From: Matthew Rogerson, Environmental Protection Team

Your Ref: PA/2021/1755

Our Ref: PLU 006290

Subject: Planning permission to erect 14 dwellings and improvements to vehicular access

Location: Land off Main Street, Sturton, DN20 9DL

Date: 21 December 2021

Thank you for your consultation on the above application. I can confirm this department has the following comments to make.

Noise

The proposed site is located within 20m of an existing farm to the west and there is therefore the potential for adverse noise to impact the application site. **At this stage this department does not have sufficient information from the applicant to assess the likely impact of noise.**

Therefore **prior to determination** of this application, this department would request a noise impact assessment is submitted for approval:

The Noise Impact Assessment shall be carried out with reference to:

- *National Planning Policy Framework (2021)*
- *National Planning Practice Guidance (2014)*
- *BS 4142:2014 + A1:2019 Methods for rating and assessing industrial and commercial sound.*
- *World Health Organisation Guidelines for Community Noise (1999)*
- *World Health Organisation Night Noise Guidelines for Europe (2009)*
- *BS8233:2014 Guidance on sound insulation and noise reduction for buildings*
- *BS7445-2:1991, ISO1996-2:1987 Description of environmental noise. Part 2: Guide to acquisition of data pertinent to land use.*

The Noise Impact Assessment report shall provide details of existing background noise levels, likely noise sources which will impact upon the proposed development, mitigation methods to be employed and the resulting predicted level of noise at sensitive locations. Any approved mitigation measures shall be carried out in their entirety before the use of the site commences and shall be retained thereafter.

Contaminated Land

The application for residential development is a sensitive end use. The site has historically been used as agricultural land. There is therefore the potential for the site to have been impacted by contamination. This may have arisen from the over application of slurry, and the illegal deposition of waste. Contamination can include metals, PAHs, asbestos, and agrochemicals.

It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

This does not comply with national and local planning policy guidance and the text set out below explains why this is the case.

1. The councils contaminated land planning guidance document detailed below and produced in collaboration with other local authority Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) members is available on the council's web site at the following link:

<https://www.northlincs.gov.uk/planning-and-environment/environmental-health/contaminated-land/>

YALPAG Technical Guidance for Developers Landowners and Consultants version 11.2 June 2020.

It recommends that where a proposed development introduces a vulnerable end use and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should always be considered. In these circumstances a Phase 1 assessment should be submitted as a **minimum**, which includes a desk top study, a site walkover, and a conceptual site model.

2. The information required by the YALPAG document is in line with National Policy which requires that developers should provide proportionate but sufficient site investigation information (and risk assessment) to determine the existence or otherwise of contamination.

Only a site-specific investigation can establish whether there is contamination at a particular site, however a desk study and site walkover may be sufficient to identify how pollutant linkages might be broken. **Unless this initial assessment clearly demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level, further site investigations and risk assessment will be needed before the application can be determined.** After remediation, as a minimum

land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Taking into account the above advice, the applicant should submit a Phase 1 report for this department's consideration prior to the application being determined in accordance with National Policy guidance. This will allow the council to decide whether or not further assessment of the site is required and ensure that appropriate conditions are applied which render the development safe and suitable for use prior to use.

If the council is however mindful to determine the application without the information required under National Planning Policy guidance, then this department would recommend the inclusion of the following consent conditions.

*Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation **must not commence until parts 1 to 4** below have been 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.*

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the Local Planning Authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. a survey of the extent, scale, and nature of contamination.*
- ii. an assessment of the potential risks to:
human health,
property (existing or proposed) including buildings, crops, livestock,
pets, woodland and service lines and pipes,
adjoining land,
groundwaters and surface waters,
ecological systems,
archaeological sites and ancient monuments.*

- iii. *an appraisal of remedial options, and a proposal of the preferred option(s).*

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Part 4: 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 must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part 3.

Reason for pre-commencement condition: To ensure the site is safe for future users and construction workers.

Construction

To prevent local residents and other sensitive receptors being affected during the construction of the proposed development, this department recommends the inclusion of the following conditions:

1. Working hours condition:

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- *08:00 to 18:00hrs Monday to Friday.*
- *08:00 to 13:00hrs Saturday.*
- *No construction, demolition or site clearance operations on Sundays or public holidays.*
- *HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.*
- *Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.*

Reason: To protect residential amenity

2. Construction Environmental Management Plan

No stage of the development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

Noise and vibration: The CEMP shall set out the particulars of –

- a) *the works, and the method by which they are to be carried out;*
- b) *the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and*
- c) *a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures*

Light: The CEMP shall set out the particulars of –

- a) *Specified locations for contractors' compounds and materials storage areas,*
- b) *Areas where lighting will be required for health and safety purposes,*
- c) *Location of potential temporary floodlights,*

- d) *Identification of sensitive receptors likely to be impacted upon by light nuisance,*
- e) *Proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.*

Dust: The CEMP shall set out the particulars of –

- a) *Site dust monitoring, recording and complaint investigation procedures*
- b) *Identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied*
- c) *Provision of water to the site*
- d) *Dust mitigation techniques at all stages of development*
- e) *Prevention of dust trackout*
- f) *Communication with residents and other receptors*
- g) *A commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority*
- h) *A no burning of waste policy*

Air Quality

In order to assess potential air quality requirements this department has followed the guidance set out in the document below:

- Institute of Air Quality Management Land Use Planning and Development Control: Planning for Air Quality January 2017.
<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

This document provides a means of reaching sound decisions whilst having regard to air quality implications of development proposals; it represents good practice that developers should follow.

This application is for 14 dwellings on land covering approximately 1ha. This fulfils the Stage 1 Criteria in Table 6.1 of the above guidance as the application involves 10 or more residential units on a site area of more than 0.5ha AND more than 10 parking spaces.

For the proposed development, the Stage 2 Criteria set out in Table 6.2 has not been fulfilled. Developments should be located and designed where practical to enable future occupiers to make green vehicle choices and promote sustainable modes of transport in accordance with Section 9 of the NPPF. To prepare for increased demand in future years, appropriate cable provision should be included in the development.

If the local planning authority is mindful to grant the application this department would recommend that the scheme includes provision for Electric Vehicle Charging Points. This approach is in accordance with the IAQM good practice guidance and will assist towards sustainable development. This department therefore recommends the inclusion of the following consent condition.

“A scheme for the provision of Electrical Vehicle Charging Points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> and contemporaneous electrical standards including

- *Electrical Requirements of BS7671:2008*
- *IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7*

The approved scheme shall be installed in full and retained in perpetuity thereafter.”

Reason: To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework (NPPF).