

SOUTH NORTHAMPTONSHIRE COUNCIL

MEMORANDUM

To: Maria Philpott –Principal Planning Officer

(Development Management)

From: Katherine Rogers –Environmental Health Officer

(Environmental Protection)

Date: 7th October 2019

Our ref: WK201905936

TOWN & COUNTRY PLANNING ACT 1990

APPLICATION REF: S/2019/1728/MAF

PROPOSED DEVELOPMENT. Conversion of existing buildings to residential development of 15no. dwellings.

SITE: Towcester Conservative Club, 152/154 Watling Street East, Towcester NN12 6DB

Observations: No adverse comments subject to appropriate safeguarding conditions

I refer to your consultation on the above detailed application and would make the following general comments on this proposal.

The National Planning Policy Framework recommends that the planning policy system should contribute to, and enhance the natural and local environment by, amongst other things, preventing both new and existing developments from contributing to or being put at unacceptable risk, or being, adversely affected by unacceptable levels of pollution. It goes onto recommend that planning policies and decisions should ensure that new development is appropriate for its location taking into consideration the effects of pollution on health, general

amenity, and quality of life amongst other things with an emphasis on achieving a sustainable development in accordance with the UK Sustainable Development Strategy.

Contaminated Land

Whilst the Environmental Protection team has no history of complaints or reports related to contamination on the site I would recommend that the following condition related to unexpected contamination is attached to any permission given for this development.

Unexpected contamination condition

In the event that contamination to land and/or water 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. No development shall continue until a risk assessment has been carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

Reason : To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use to comply with Policy G3 of the South Northamptonshire Local Plan.

Noise-

Whilst the proposed development would not necessarily introduce any significant potential pollution conflict with the neighbouring land uses due consideration needs to be given to its exposure to noise from road traffic from the A5.

Environmental Protection would therefore make no adverse comment in this respect subject to the conditions below being imposed.

5.4-PC-Insulation-against-external-noise-dwellings

No development shall commence until a noise assessment has been undertaken and a scheme for protecting the proposed dwellings from noise sources affecting the site has been submitted to and approved in writing by the Local Planning Authority. Any assessment method and acoustic criteria used shall be prior agreed in writing with the local planning authority and any proposed mitigation scheme shall meet the design aims of the National Planning Policy Framework and Planning Practice Guidance. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings to which the scheme relates are occupied.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with advice in the National Planning Policy Framework, Noise Policy Statement for England, The Governments Planning Practice Guidance, and Policy G3 of the South Northamptonshire Local Plan.

5.2 - R - Prohibited working hours during construction

No construction work including site clearance and delivery of materials shall be carried out except between the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy G3 of the South Northamptonshire Local Plan.

Informative NIN23 – Construction sites

The applicant's and/or the developer's attention is drawn to the requirements of the Control of Pollution Act 1974, the Environmental Protection Act 1990 and the Clean Air Act 1993, which relate to the control of any nuisance arising from construction sites.

The applicant/developer is encouraged to undertake the proposed building operations in such a manner as to avoid causing any undue nuisance or disturbance to neighbouring residents. Under Section 61 of the Control of Pollution Act 1974, contractors may apply to the Council for 'prior consent' to carry out works, which would establish hours of operation, noise levels and methods of working

Air Quality Management

It is acknowledged that the latest plans submitted as part of this application has omitted the car parking spaces included in the original plans. Given that the development is located just outside the boundary of Towcester's Air Quality Management Area [AQMA] it would be prudent to consider the potential impact of the development on the locality's air quality and therefore encourage sustainable development. As an authority we look for all developments to support sustainable travel, air quality improvements/traffic reduction as required by the NPPF (2019). Whilst it is acknowledged that this is not a 'large' development, it is still development and therefore potentially adds to the surrounding traffic issues within Towcester and further afield in Northamptonshire.

A key theme of the NPPF 2019 is that developments should promote sustainable transport. (Chapter 9) in particular paragraph 103 is relevant.

"The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making." In addition, Section 181 of NPPF 2019 states "Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement".

As a result I would recommend that mitigation to reduce the potential impact of the development upon local air quality should be considered and incorporated into the scheme where possible, such measures could include, but are not limited to:

- Provision of electric bike charging points
- Provision of subsidised or free ticketing (residential travel passes);
- All gas-fired boilers to meet a minimum standard of 40mgNOx/kWh or consideration of alternative heat sources

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable

I trust these comments are self-explanatory but please do not hesitate to contact me direct on Ext 2041 if you have any queries regarding these.

Environmental Health Officer

Environmental Protection