

## ENVIRONMENTAL PROTECTION CONSULTATION RESPONSE

**Location:** Land To The South Of, Ringwood Road, Alderholt, Dorset

**Application Reference & Proposal:** P/OUT/2023/01166

**Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural greenspace (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)**

**Recommendation:** (x in a box)

	No comment
x	Comment
x	Recommend conditions and or modifications (set out below)
	Refusal (reasons set out below)

### Comments:

The applicant needs to undertake a noise assessment to consider the proposed industrial/work units upon future occupants of the proposed residential dwellings to ensure there will be no adverse effect. Consideration should be given to “ProPG: Planning and Noise, Professional Practice Guidance on Planning and Noise, New Residential Development” and “BS4142:2019 Methods for rating and assessing industrial and commercial sound.” It may be difficult to make an accurate assessment of proposed noise based on the unknown nature of the proposed business uses and the general planning use classes that the application is seeking.

I note the application includes a 2 hectare business park and local village centre with associated retail, commercial facilities with Class E use.

Planning Class E is wide in its remit. Some of the associated work activities could produce noise or odour that may have an impact on the amenity of residents. Specific noise/odour assessments would be necessary in some circumstances to ensure any necessary mitigation measures are implemented. For example E(b) Sale of food and drink for consumption (mostly) on the premises, E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) E(f) Creche, day nursery or day centre (not including a residential use) E(g iii) Industrial processes. Alternatively, the applicant may seek to propose a planning condition limiting the Class E uses (for example office use only). In such cases any noise assessment

could be limited to those relevant activities only. A variation to change the use could be made at a future date, provided suitably updated noise assessments are presented.

**Condition:**

I would suggest operating hours including deliveries to and from any commercial use is restricted by condition.

**Plant Noise**

Prior to the installation of any external plant (e.g., electrical substation, air handling units) the applicant should submit a noise assessment that contains details of background sound measurements at times the plant will be in operation and then make a comparison with the operational plant sound level. The report should conclude the likely external noise impact on sensitive receptors in the area and provide mitigation to prevent an adverse effect. The assessment should also consider the cumulative noise level due to the simultaneous operation of each item of existing plant equipment for any given unit on the site and include penalties for any tonality, impulsivity, or intermittency of the plant. Such a noise assessment could be undertaken in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

**Contaminated Land**

Our records indicate that the proposed development lies on and nearby areas of historic potentially contaminative land uses including agricultural, motor vehicle garage and quarrying for clay. It is considered that the applicant should be required to carry out a risk assessment to satisfy the planning authority that the site is adequately characterised in terms of land contamination issues given the proposed change of use.

Please apply the full standard Contaminated Land Condition to any permission granted requesting

- a) Preliminary Risk Assessment
- b) Site investigation based on risk assessment,
- c) Appraisal and remediation strategy
- d) Remediation verification report,
- e) Further investigation of any unexpected contaminated land identified during development.

**Lighting**

Before the development commences a written scheme should be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site. This should include a light spill assessment to

demonstrate that any artificial lighting will not have an adverse effect on residential premises. The scheme shall be implemented and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority.

### **Construction Management**

I recommend a condition for a construction method statement to be agreed with the local authority prior to development of the site should planning permission be granted, to manage any possible adverse effects associated with the development. This would be limited to no bonfires, protection of nearby receptors from dust arising from construction and vehicle movements and storage of waste materials prior to removal from site. The recommended construction method statement should include operating times of construction and other mitigation measures to reduce noise during the build.

### **Heat Pumps**

I note in the Energy and Sustainability Statement that heat pumps are mentioned. We would want a noise assessment carried out for these. The noise assessment must be undertaken by a Suitably Qualified Acoustician and consider the local circumstances, the nature of the installation, tonality, intermittency of operation, sound levels in reverse cycle, background sound levels, structure borne sound and vibration transmission. The Institute of Acoustics (IOA) and the Chartered Institute of Environmental Health have recently issued guidance on this matter [CIEH and IOA launch new heat pump briefing notes](#)

### **Additional**

There are proposals for sand and gravel extraction to the south east of this outline application (I believe they are still under consultation with Hampshire County Council) The applicant may need to review their noise assessment at a reserved matters stage depending on the outcome, to protect future residents

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Date: 25 April 2023