

Planning Application Reference: APP/26/00165

Description: Requestion to Discharge Conditions 6 ii) - a) Layout of Roads and Footpaths, - b) Levels, d) Drainage including foul and SUDS, i) Hard Surfacing, j) Parking, l) Street Lighting, m) External Lighting, 11 (CEMP) & 18 (Drainage Scheme), relating to Phase 4 of outline planning application APP/10/00828.

Location: Berewood Phase 4

The above application has been reviewed by Environmental Health (pollution).

Condition 6 l) m) - provision of external lighting and street lighting

It is anticipated that the purpose of this condition does not relate to control of potential impacts to residential amenity resulting from external lighting or street lighting.

However, in the event that residential amenity is a consideration in the purpose of these elements of condition 6, no information relating to lighting impacts has been included (e.g., light spill diagram, ULR, vertical illuminance onto buildings, compliance with identified Environmental Zone, or lighting impact assessment).

Condition 11 - CEMP

The Holbury Consultancy Services document entitled 'Condition 11 Outline Construction Environmental Management Plan' (dated October 2025) has been reviewed.

The plan is broadly compliant with the requirement of the condition; however, the following matters must be addressed before the element of the condition relating to this phase can be discharged.

Boundary hoarding and lighting

The plan lacks specific details relating to boundary hoarding and lighting and construction lighting. Brief details of lighting are included in the ecology section but further information is required.

The applicant is requested to provide a site map showing where boundary hoarding shall be placed, the type and specification of the hoarding (with consideration to comments regarding noise mitigation below), the location of any boundary lighting,

details of construction lighting (e.g. directionality, shielding, PIR, when it would be used, etc.).

Appendix B, Method Statement 2 Control of Dust

The dust control measures listed are comprehensive, enforceable and broadly appropriate to the scale of the development and proximity to human receptors.

However, the report does not fully comply with IAQM guidance document 'Assessment of dust from demolition and construction V2.2, 2024'. Whilst the dust control measures detailed in the Method Statement include the majority of highly recommended measures for medium and high risk sites detailed in IAQM guidance, the following management measures are critical omissions that should be included for a development of this magnitude.

- Risk assessment for construction related activities: demolition (where applicable), earthworks, construction, and trackout
- Site-specific Dust Management Plan (DMP)
- Persons responsible for inspections and dust monitoring
- Maintaining a complaint log and details of corrective actions
- Daily inspections on and off site
- Dust monitoring procedure (either visual or via the use of flux, deposition, and PM10 monitoring stations)

Whilst elements of the missing criteria appear in other sections of the CEMP (contact details displayed at the boundary and community engagement and complaints procedure detailed in the Noise and Vibration Management Plan) and CTMP (inspections, monitoring, complaints log), these should be also be covered in the DMP.

The submitted dust information is sufficient to allow discharge of this outline element of the condition, however full compliance with the IAQM guidance is required to be demonstrated in the detailed CEMP to be submitted by the appointed contractor.

Noise and Vibration Management Plan

The Total Acoustics report is comprehensive and considers appropriate guidance. Baseline noise measurement locations seem appropriate, and representative of nearest

sensitive receptors and I am satisfied that the 'ABC' methodology has been applied correctly.

The report includes plant and equipment expected to be used during the works and predicts resultant noise levels at receptors.

Mitigation measures are comprehensive and there is commitment to noise monitoring at the site boundary with trigger levels to take action should noise levels exceed predicted.

The NVMP is broadly sufficient and enforceable, however the following matters require clarification.

- Section 6.4 2) includes that screening and barriers shall be used as noise pathway mitigation; however no specific details have been provided. It is unclear whether noise modelling and predicted construction noise levels at receptors includes consideration of barriers and boundary hoarding and, if so, the barrier specification used in the modelling. Standard hoarding is typically 2.4m high with mass of 10kg/m², however upgraded hoarding could be used of 17kg/m² mass which may provide improved mitigation.
- The noise monitoring protocol proposes 1 permanent monitoring station at the site boundary with The Lodge, Woodside House. Whilst this position is recognised as representative of the worst affected receptors it is anticipated that other receptors would experience increasing noise impacts as works progress.

The applicant is requested to provide information to include details of the proposed hoarding and whether using hoarding of increased mass would reduce noise impacts at receptors (implementing BPM), and whether moving the monitoring station as works progressed would provide any benefit in producing more accurate monitoring at receptors as the works progress.

Craig Milligan

Environmental Health Officer