

Environmental Health Consultee Comments for Planning

Application Number: UTT/25/2203/SO

Land North Of Birchagner And South Of Stansted

Consultee

Name: Rebecca Page

Title: EHO

Tel: x [REDACTED]

Date: 4th September 2025

**Request fo Scoping Opinion for -
Up to 520 new homes (Use Class
C3) and up to 20,000 sqm of
commercial floor space with public
open space, new access, active
travel routes between the
Birchanger Site and Stansted
Mountfitchet and Sustainable
Urban Drainage System**

Comments

Noise:

The methodology set out in the scoping opinion seems acceptable. I would also further consider completing a BS4142 assessment for existing industrial and commercial noise from businesses nearby such as the M11 Business Link Commercial Units and noise from the proposed commercial units.

A construction management plan should also be included in future submissions, which not only considers noise but dust management, operating hours, delivery hours, waste management proposals, details of complaints, parking and loading arrangements, details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

Air Quality:

The methodology set out in the scoping opinion seems acceptable.

Contaminated Land:

There is no information regarding contaminated land within the scoping opinion. A condition which would be applied to a full application would be:

No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential

contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

Prior to occupation the effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Lighting:

External lighting is mentioned throughout the scoping opinion. Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing.

Odour Management:

Should odour-generating activities (such as food businesses) be incorporated within the development, odour assessments will be required.

Please note that should other data sources, guidance or standards come to light during our review of future submitted assessments associated with the above application, we will ask to make appropriate amendments.