

Dealt with by: Environmental Health

Our Ref: SMD/2023/0559

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Your Ref:

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Date: 12th February 2024

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Bird Grove Farm Sandon Road
Hilderstone**

PROPOSED DEVELOPMENT

Change of use of agricultural land to dog walking field with associated fencing, landscaping and parking, and improvements to existing vehicular access and bio-diversity

Potential Areas Of Environmental Concern.

1. Noise caused by barking dogs (Condition)
2. Lighting (Condition)
3. Timings (Condition Application timings)
4. Condition numbers limit on dogs

General Comments as per smd/2023/0187 with some revision.

Noise: The limits on cars, dog numbers per customer and timings should adequately protect amenity given the distance to the nearest non-involved residential neighbour. We would recommend the advice set out in the design and access statement is made a condition of development. It is assumed the dog limit number is 4 as there is one car space for the customer using the compound and we assume one for the next customer. But clarity should be made and that number of dogs using the compound made a condition of operation.

Nuisance: The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Bin and waste arrangements: Condition information provided in design and access statement. Also condition daily site checks to ensure site is reasonably clear of uncollected dog faeces as set out in planning statement.

Lighting: It may be advisable to apply the following condition to any permission granted. The lights should be appropriately selected, installed and directed in order to avoid light spillage and glare.

Recommendation and Conditions

The Environmental Health Section have no objection subject to condition.

1. Noise – Dog Barking

Condition advice set out in the planning statement regarding pre-booking, car limits and dog limits per customer.

Reason: *To protect the amenity of the locality, especially for people living and/or working nearby*

2. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

3. Hours of Use– General

Condition timings set out in section 20 of the application form.

4. Dog Limit Numbers (Proposed condition)

No more than (tbc) dog shall use the compound at any one time and there shall be a limit of 4 dogs per customer.

Reason: *To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

5. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance*

6. Waste

Condition planning statement advice re. waste and site checking.

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance
- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
 - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.

E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Regards

Environmental Health