

Dealt with by: Environmental Health

Our Ref: SMD/2025/0302

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Date: 16th January 2026

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**THE ORCHARD , LOWER HILL FARM , Uttoxeter Road ,
Draycott In The Moors , Staffordshire , ST11 9RG**

PROPOSED DEVELOPMENT

Proposed detached dwelling and detached double garage

Potential Areas of Environmental Concern -

1. Construction Impacts (condition)
2. Land contamination (condition)
3. Lighting Impacts (condition)
4. Drainage including surface water. (Building Standards/ Condition)
5. Noise impacts of the development (condition Noise Impact assessment)
6. Coal Mining (Low risk area)

General Comments

16th January 2026

Revised noise comments – A noise impact assessment and sound insulation scheme has been submitted. It was undertaken by Noise Survey Ltd dated; 6th January 2026 ref: Draycott 378. Road traffic noise dominates the sound environment and is relatively high. The results and proposed sound insulation scheme to attain criteria internal levels can be accepted. The recommended acoustic glazing and ventilation should be the minimum level of attenuation installed. The acoustics consultant should be consulted throughout the selection of glazing and ventilation, and especially prior to any alternative specification being installed. It will be the responsibility of the developer to ensure criteria sound levels are achieved.

The external levels at 57dB exceed the criteria level for gardens but it is not clear where the garden will be located. If a garden area was positioned behind the garage and house, then it is likely criteria sound levels for gardens would be achieved as these buildings. If these buildings do not achieve the required 55dBA Laeq16hr in garden areas, then further mitigation e.g acoustic barrier/fence maybe required. It will be the responsibility of the developer to ensure these levels are achieved.

Contamination: The site has historically been used as an orchard and may have some associated contamination caused by the use of chemicals e.g pesticides. A full contamination assessment would appear onerous; however, it would be advisable that all soft landscaped / garden areas are tested for contaminants.

Surface Water - The site is positioned on a significant slope and any surface water run-off from the site is likely to impact residents to the west of the site. This should be addressed through condition and/or Building Regulations.

20th October 2025

The applicant has provided non-technical information and seeks to remove the need for a noise impact assessment. This information addresses noise from the garden centre to some extent, though ownership of the garden centre might change in the future, but the information regarding pub restaurant noise is not sufficient.

Under the agent of change principle, the onus is on the developer to ensure suitable noise mitigation measures are installed into a new development. A noise impact assessment should be submitted prior to a decision being made on this development

Our previous advice remains valid.

10th September 2025

Contamination: The site has historically been used as an orchard and may have some associated contamination caused by the use of chemicals e.g pesticides. A full contamination assessment would appear onerous; however, it would be advisable that all soft landscaped / garden areas are tested for contaminants.

Noise Impacts of the development: The proposed development site is directly adjacent to a restaurant and close to a garden centre. These have the potential to cause adverse noise impacts i.e car park noise, beer garden noise, breakout music, plant and machinery noise, commercial horticulture workings, deliveries etc. These could cause significant impact to the amenity of the new residents and complaint to the local authority. The operation of these commercial operations could be compromised if complaint is caused. We would expect a site-specific noise impact assessment and scheme of mitigation be submitted (See advisory).

Surface Water - The site is positioned on a significant slope and any surface water run-off from the site is likely to impact residents to the west of the site. This should be addressed through condition and/or Building Regulations.

Recommendation and Conditions - Environmental Health withdraw its objection subject to condition

1. 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.

2. Construction & Demolition: Pollution Control

- I. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
- II. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- III. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Reason: *To protect the amenities of the area during construction*

3. Unexpected Contamination

In the event that contamination including surface coal measures is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Soil Tests

Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas should be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil should be submitted to and agreed by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed.

The results of the soil tests should be submitted and approved in writing by the Local Planning Authority. If soil results indicate that a potential risk exists, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared and subject to the approval in writing by the Local Planning Authority.

Reason (common to 3-4): *- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.*

5. Lighting

The artificial lighting incorporated into this site in connection to this application shall not cause glare or increase the pre-existing illuminance 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. Foul and surface water drainage

Before the use hereby permitted commences, a written scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the LPA. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development.

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

7. Sound Insulation

The sound insulation scheme submitted in Noise Survey Ltd dated; 6th January 2026 ref: Draycott 378 shall be completed in full prior to first occupation.

Reason: *To protect the amenity of future occupiers.*

Advisory:

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

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- 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>
- Any approved noise scheme and measurements should pay due regard to 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.
- 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>
- 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.

- 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)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
 - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
 - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
 - Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,
Environmental Health