



**WELWYN
HATFIELD**

Joanna Harding
Head of Public Health and Protection

Melvyn Middleton
Planning Inspectorate
c/o Programme Officer
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13th December 2019

Dear Sir,

Welwyn Hatfield Local Plan Examination

I write in response to the information received from David Lock Associates (DLA) on behalf of the site promoter Tarmac in terms of noise impacting the proposed Birchall Garden Suburbs (BGS) development which was addressed to Louise St John Howe on the 4th November 2019.

This information comprising of a cover letter, site noise level predictions and briefing note highlighting a proposal for a significant scheme of noise mitigation measures comprising of single aspect buildings, acoustic barriers between buildings (to "plug" gaps) and 10m high acoustic screening around the Burnside site whilst maintaining the originally planned 60m buffer zone.

The noise associated with the Burnside site has been the main area of contention in providing a suitable development which does not result in a poor standard of living or a potential impact on BP Mitchell Ltd (if complaints are received, the Council is statutorily obliged to investigate, potentially resulting in enforcement action that would stop certain activities or the opportunities for business growth, residents would also be able to take their own action under the Environmental Protection Act 1990).

When reviewing the initial noise impact assessments produced by Cole Jarman, the expected noise levels at building facades and in gardens raised serious concerns with officers within Environmental Health. This led to seeking external consultation from MAS Environmental Ltd to see if standards being required were too stringent. After reviewing the information supplied by Cole Jarman, MAS Environmental Ltd (MAS) were of the opinion that Environmental Health were being reasonable in their requirements.

The mitigation measures described briefly above are designed to meet the noise criteria recommended by MAS in their report appraising the work undertaken by Cole Jarman on behalf of Tarmac.

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MAS have been given the opportunity to comment on the proposed mitigation scheme which on the whole has been favourably looked upon and a step in the right direction of complying with requirements of the NPPF, NPSE and PPGN. More detailed recommendations have been provided by MAS which are advised as being possible to be covered by condition, "MAS recommended conditions are applied to any approval that not only address façade treatment but also building orientation, external features such as garage buildings that can be used as a screening feature and external mitigation generally". This recent information shows that the site can be suitably developed as proposed as long as suitable mitigation measures are incorporated into the design and layout of Birchall Garden Suburbs.

The information supplied is seen as suitable and proportionate so complying with what the NPPF requires for the local plan stage and allocation of the site. We would expect additional detail in the usual way when a full application is made and in line with the recommendations set out by MAS.

Yours sincerely



Joanna Harding
Head of Public Health and Protection