

Miss N Hayward
Planning Policy
Rochford District Council

Ask for: Martin Howlett
Ext: 3309
Direct Dial: (01702) 318049
Email: martin.howlett@rochford.gov.uk

My Ref:
Your Ref:

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Dear Miss Hayward

Allocations Examination – Michelins Farm, Rayleigh

Michelins Farm - Gypsy and Traveller Accommodation

Land Contamination – The site is on and near sites of previously potentially contaminative use (SOPPCU). There may also be contamination issues arising from the site's current use. As such, land contamination assessment (and remediation as necessary) will need to take place before the site can be used for residential purposes. Information regarding the SOPPCU can be obtained from Environmental Health. It is recommended that any land contamination issues are resolved prior to any development on the site.

Noise - The site is proposed to be directly adjacent to two industrial areas – one in the district (see below) over which the Council/Essex County Council could exercise planning controls; the other (Annwood Lodge) is an existing site in Basildon Borough. There will also be significant noise contribution from road and rail traffic sources. Achievement of WHO noise guidelines is unlikely to be achievable at this site. As such, the pitches would have to be adequately protected from noise from all sides using bunds/acoustic fencing which would require maintenance.

Air Quality – The site is located close to the junction of the A127 and A1245, as well as the A130. The proposed industrial estate is another potential source of air pollution, although planning and other regulatory controls may adequately address these. It is recommended that all parts of the highway are adopted by Essex County Council from the outset.

EMF – Following the examination of guidance, EMF is not considered an issue at this location.

Michelins Farm – Industrial Estate

Land Contamination – The site is on and near sites of previously potentially contaminative use (SOPPCU). There may also be contamination issues arising from the site's current use. As such, land contamination assessment (and remediation as necessary) will need to take place before the site can be used for industrial purposes. Information regarding the SOPPCU can be obtained from Environmental Health.

Noise – It is considered that noise generated by any activities on the proposed industrial estate would only be a matter for consideration in relation to the proposed gypsy and traveller site and any residential accommodation at Annwood Lodge (Basildon). Controls should be put in place at the planning stage to adequately address this.

Air Quality – The site is located close to the junction of the A127 and A1245, as well as the A130. The proposed industrial estate is another potential source of air pollution, although planning and other regulatory controls may adequately address these. It is considered that air pollution created by any activities on the proposed industrial estate would only be a matter for consideration in relation to the proposed gypsy and traveller site. It is therefore recommended that all parts of the highway are adopted by Essex County Council from the outset.

Yours Sincerely

Principal Environmental Health Officer