

Lucy Davison

From: Craig Milligan
Sent: 21 October 2025 15:28
To: Lucy Davison; RBC Planning
Subject: R25/0565 - Land South East Of, Rugby Road, Clifton Upon Dunsmore

Application reference number: R25/0565

Description: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT: LAND EAST OF RUGBY ROAD, CLIFTON-UPON[1]DUNSMORE

Location: Land South East Of, Rugby Road, Clifton Upon Dunsmore

The following supporting documents have been reviewed by Environmental Health.

- MEC *Acoustic Assessment Report Ref: 29286-ENV-0401 Rev C (July 2025)*
- BWB Air Quality Assessment report reference: 244849_AQA
- ASL Report No. 259-24-087-11Rev2 (August 2025)
- Marrons Design & Access Statement (July 2025)
- Marrons PLANNING STATEMENT (INCLUDING AFFORDABLE HOUSING STATEMENT, BROADBAND STATEMENT, & DRAFT HEADS OF TERMS FOR A SECTION 106 AGREEMENT) (June 2025)

Environmental Health has no objection to the proposals, subject to appropriate conditions, should permission be granted.

Noise

The MEC Acoustic Assessment concludes that internal noise levels can be achieved if glazing provides a minimum acoustic performance of 32 dB Rw – 4 Ctr and ventilators achieve 32 dB D,n,e,w. These specifications should be secured by condition. External amenity areas should meet WHO guidelines.

Air Quality Assessment

I have reviewed the BWB Air Quality Assessment report reference: 244849_AQA.

The report includes an assessment of construction phase impacts and recommended mitigation measures. The risk assessment was carried out in accordance with IAQM guidance on the Assessment of Dust from Demolition and Construction (2024). I am satisfied the methodology and findings are reliable and that the proposed mitigation measures detailed in Appendix E are appropriate for the site and should minimise construction air quality impacts such that they are insignificant. It is anticipated that the proposed mitigation measures shall be submitted as part of a Construction Environmental Management Plan.

The report has provided baseline data for the operational phase of the development and has used ADMS-Roads v5.0.1.3 and EFT v13.0 for dispersion model inputs to determine baseline air quality at the proposed development site. The model has been adjusted by inputting measured NO₂ data from Rugby Borough Council diffusion tube S12. PM_{2.5} and PM₁₀ concentrations have been obtained from Defra for the relevant grid reference.

I am satisfied that the methodology to determine baseline levels is reliable and that the most recent versions of ADMS-Roads and EFT toolkit were used at the time the report was written. The report advises that a detailed assessment of road traffic emissions resulting from the operational phase of the development shall be undertaken once traffic data is available. It is noted that a

Transport Assessment report reference T25501 [prepared by HUB] (dated June 2025) has been submitted.

The detailed traffic emissions assessment should:

- Use the most recent version of ADMS-Roads (v5.1) and EFT (v13.1) for dispersion modelling.
- Include cumulative impacts from committed developments.
- Demonstrate compliance with air quality objectives and consider Defra interim PM_{2.5} guidance to minimise exposure for future residents.

Potentially Contaminated Land

ASL Report No. 259-24-087-11Rev2 (August 2025) has considered appropriate guidance and that the methodology and findings are reliable.

The desk study included review of environmental databases maintained by the Environment Agency (EA), historical Ordnance Survey maps, a site walkover survey, a review of the site's environmental setting, and an appraisal of current and former land uses.

Localised areas of potential minor sources of contamination were identified on-site, including the northwesternmost part of the site (former roadway and garden with a possible pond feature), a small infilled pond in the north-east, a former sheep dip on the eastern boundary, and a barn located on the south-western boundary since at least 1991.

Off-site, potential sources include two historical landfills to the north-west and small infilled ponds nearby. However, due to their limited size and the time elapsed since use, the risk of migrating ground gas is considered low.

The conceptual site model has identified potentially viable pollutant linkages requiring intrusive investigation to determine actual risk. Critical receptors include future site users (assumed female child for residential development), surface water features within the vicinity, and groundwater hydraulically downgradient in Secondary Aquifers A and Undifferentiated.

The report recommends an intrusive site investigation to confirm contaminant presence and geotechnical parameters, with appropriate remediation measures implemented as required. It concludes that risks to human health can likely be mitigated through cover layers, gas-resistant membranes, and contaminant-resistant water supply pipes. Remediation to protect groundwater is considered unlikely, and risks to surface water are low.

The full contaminated land condition is recommended until a full investigation of the site has been completed.

The following conditions are recommended, should permission be granted.

Contaminated land

No development other than that required to be carried out as part of an approved scheme of remediation shall commence [in any phase of the development] until condition (a) to (d) below have been complied with [for that phase]. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the local planning authority until condition (d) below has been complied with in relation to that contamination.

(a) An investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to approval in writing by the local planning authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to approval in writing by the local planning authority. The report of the findings shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to human health, existing or proposed property and buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; and
(iii) an appraisal of remedial options, and proposal of the preferred option(s) to be conducted in accordance with UK Government and the Environment Agency's Land Contamination Risk Management (LCRM) 8th October 2020.

(b) 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 shall be prepared and subject to approval in writing by the local planning authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared and subject to approval in writing by the local planning authority.

(d) In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition (a) and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition (b) which shall be subject to approval in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which shall be subject to approval in writing by the local planning authority in accordance with condition (c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Construction Management Plan (CMP)

Prior to the commencement of any works, a Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase
- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
- measures to reduce mud deposition offsite from vehicles leaving the site.
- a piling risk assessment if such works are to take place.

Note – the dust control element of the CMP shall include a site-specific dust management plan incorporating highly recommended mitigation measures detailed in Appendix E of the BWB Air Quality Assessment report reference 244849_AQA

Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority. Reference may be had to BS5228:2009+A1:2014, and the Environmental Good Practice on Site Guide (fifth edition) (C811)

Reason: in the interests of residential amenity, to ensure the details are acceptable to the Local Planning Authority and to avoid significant adverse impacts.

Noise affecting new development

Prior to the submission of any reserved matters application for layout and appearance, a detailed Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an approved noise assessment and shall demonstrate how internal noise levels will comply with the guidance in BS8233:2014 and WHO Guidelines for Community Noise, specifically:

- Bedrooms: ≤ 30 dB LAeq,8hr (23:00–07:00) and LAmax ≤ 45 dB not to be exceeded more than 10 times per night;
- Living rooms: ≤ 35 dB LAeq,16hr (07:00–23:00).

The scheme shall include:

- Details of building fabric and glazing performance;
- A ventilation and overheating strategy that achieves the above internal noise levels without reliance on open windows;
- Any external noise barriers or landscaping measures where relevant.

No dwelling shall be occupied until the approved measures have been installed and a verification report, prepared by a suitably qualified acoustic consultant, has been submitted to and approved in writing by the Local Planning Authority confirming that the development achieves the required internal noise levels. The approved measures shall thereafter be retained in perpetuity.

Reason: in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority; and to ensure the avoidance of significant adverse effects of noise on the occupants of the proposed development.

Noise – air source heat pumps

Prior to installation of air source heat pumps (ASHP's) it shall be demonstrated that the noise from such plant will not adversely affect residential amenity in the area. Prior to installation a scheme of works shall be submitted to and approved by the Local Planning Authority and any mitigation kept for the operation of the ASHP. Reference shall be had to BS4142:2014+A1:2019 due to the nature of the equipment.

Reason: in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority

Informative Notes

Air quality neutral/mitigation

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (< 40 mg/kWh) where gas is used for space or water heating, increased tree planting/landscaping, solar photovoltaic or thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf Such measures contribute towards improving air quality.

Should you require any further advice on ensuring your development has a positive contribution on air quality, further information can be obtained from the Commercial Regulation team through 01788 533533 or email ehcs@rugby.gov.uk

Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Construction hours

To reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

Regards,

Craig Milligan



Environmental Health Officer
Commercial Regulation Team
Regulatory Services
Rugby Borough Council
Tel: 01788 533
Mail: Craig.Milligan@rugby.gov.uk

