



**Strategic Environmental Health Protection Team**

**Planning Consultation response**

<b>To:</b>	<a href="mailto:devcontrol.av@buckinghamshire.gov.uk">devcontrol.av@buckinghamshire.gov.uk</a>
<b>From:</b>	Andrew Godman
<b>Site Address:</b>	Rookery Farm Granborough Buckinghamshire MK18 3NJ
<b>Proposal:</b>	Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage and landscaping.
<b>Application number:</b>	23/03875/APP
<b>Our Reference:</b>	PR202312-337841
<b>Date:</b>	3/1/2024

Thank you for consulting the Strategic Environmental Health Protection Team regarding the above.

**Environmental noise/dust**

I have reviewed the Noise and Vibration element of the Environmental Statement – Volume 2 – which covers both the construction and operational phases of the proposed development. It is a comprehensive document which identifies and assesses the risk to local amenity due to noise and vibration and concludes that the local community should not, if suitable mitigation measures are employed, be unduly impacted. I agree with this conclusion.

However, the report is based on a number of assumptions and proposed controls. Accordingly, in order to ensure that the appropriate mitigation measures are undertaken in practice I would recommend the following conditions:

**Construction phase**

*No demolition or construction activity shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control the impacts arising in relation to noise and vibration (with particular regard to pilling), dust, and fumes. All works shall be carried out in full accordance with the approved CEMP at all times.*

I have suggested that other pollutants, such as dust, are also controlled via the above condition as I can see no assessment or proposed controls concerning these set out in the application documentation.

#### Operation of the site

*The operational impacts arising from noise associated with the development hereby permitted on local receptors shall be no more deleterious than the criteria set out in Table 9.3 and Table 9.4 of Noise & Vibration Volume of the Environmental Statement dated December 2023.*

#### **Artificial lighting**

Volume 5 of the ES deals with visual amenity issues but I cannot identify much comment on the proposed use of artificial lighting either during the construction or operation of the site. However, paragraph 8.41 of the *Planning Design and Access Statement* (dated November 2023) does cite the relevance of policy NE 5 as regards light pollution.

I would recommend that the Local Planning Authority (LPA) establishes with the applicant the proposed extent of the artificial light to be used – once forwarded to me I can comment on whether the proposed scheme will have a material impact on local amenity. However, if the LPA/applicant is content to deal with this by way of condition then I would recommend the following text:

Before construction activity commences on site a suitable lighting design scheme and impact assessment devised to eliminate any detrimental effect caused by obtrusive light from the development on neighbouring land uses shall be submitted to and approved in writing by the Local Planning Authority. The approved artificial lighting scheme shall be installed, operated, and thereafter maintained in perpetuity.

Please note this memo does not include comments relating to air quality, contaminated land or housing standards, where relevant, these comments will be provided separately.

If you would like to discuss this case please do not hesitate to contact me.