

**To:** Development Control  
**From:** David Carr  
[REDACTED]  
**Date:** 06/01/2023  
**Planning Ref:** 3/23/1447/OUT  
**Subject:** Land East of A10 – West of Buntingford

Notice is hereby given that the Environmental Health Department:

- a)  does not wish to restrict the grant of permission
- b)  recommends that permission be refused for reasons set out below.
- c)  advises that any **outline** permission which the Planning Authority may give shall include the conditions below.

Thank you for consulting this Service regarding the above application.

Having reviewed the documents submitted in support of the above application, particularly the WSP reports:  
Land at Buntingford West Air Quality Assessment Report, ref. 70110466 - dated July 2023  
Land at Buntingford West Transport Assessment – ref. 70088938 – dated July 2023  
Land at Buntingford West Framework Travel Plans (residential, commercial and retail) dated June 2023  
and having considered the Environmental Health advice and recommendations provided in response to the refused application 3/22/1551/FUL for the same application site, I have the following advice and recommendations.

Please note that this advice relates only to local air quality matters, including odour.

**Air Quality:**

**Air Quality Condition**

- a) An air quality neutral assessment is to be submitted and approved in writing by the local planning authority prior to the commencement of any onsite works.
- b) Prior to occupation of the development hereby consented the mitigation measures identified within the approved air quality neutral assessment shall be demonstrated to the satisfaction of the LPA to be in place, or have been completed, in accordance with those approved details and shall be retained in accordance with those details thereafter.

Reason: To ensure an adequate level of air quality for residents of the new dwellings in accordance with policy EQ4 Air Quality of the adopted East Herts District Plan 2018. Justification In line with the requirements of the East Herts Sustainability SPD (Supplementary Planning Document) to ensure development is in line with national and local policy.

**Odour Condition**

An updated odour assessment is to be completed to fully assess the odour impacts of the adjacent sewage treatment works.

Reason: To ensure an adequate level of air quality for residents of the new dwellings in accordance with policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

Please note that the ability to recommend the odour condition is based on the application being an Outline Application and that it is stated within the odour assessment parts of the WSP Air Quality Assessment Report that there is flexibility to alter the current proposed site layout in the event that the odour assessment demonstrates unacceptable levels of odour will be present within certain areas of the application site.

The need for odour condition reflects the proximity of the application site to the Buntingford Sewage Treatment Works, which is due to be upgraded and altered to accommodate the increased development in the area.

***Please let me know if you have any questions about the above advice and recommendations.***

Kind regards,

David Carr  
Contaminated Land Officer  
**Environmental Health**

