

From: [REDACTED]
Sent: 30 October 2017 15:44
To: Planning Policy
Subject: FW: Re: Environmental Protection Response to Sites Consultation Paper & Appendix A Addendum

Follow Up Flag: Follow up
Flag Status: Flagged

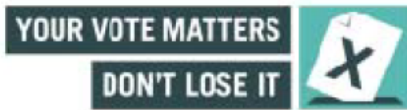
[REDACTED]

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the Regeneration, Enterprise and Planning Directorate it would help us if you could take a moment to complete the online [survey](#) about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk/cil>



Elections team - 01604 837111
<https://www.gov.uk/voting-in-the-uk/>

From: Gavin Smith
Sent: 30 October 2017 15:44
To: Planning Policy <[REDACTED]>
Cc: Ruth Austen [REDACTED]; Natasha Stanley [REDACTED]; Louise Marshall [REDACTED]
Subject: Re: Environmental Protection Response to Sites Consultation Paper & Appendix A Addendum

Dear Paul,

The Environmental Protection Team have reviewed the Sites Consultation Paper – Sites to be considered for further investigation and provide the following comments pertinent to Environmental Health related matters for each site.

LAA0326 – Orchard Hill – the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA0508 – Fishponds Road - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA0685 – 12 Pennycress Place – future occupiers may be subject to road traffic related noise and a scheme of mitigation required.

LAA1097 – Gate Lodge - future occupiers may be subject to road traffic related noise and a scheme of mitigation required. Also a detailed air quality assessment is likely to be required.

LAA1029 – Land of Arbour Court – No comments/ concerns.

LAA1059B – Land of Birds Hill Road – No comments/ concerns.

LAA1059C – Land of Birds Hill Road – No comments/concerns.

LAA1060 – Hayeswood Road – No comments/concerns.

LAA1067 – Tanner Street - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality assessment would also be required.

LAA0278 – National Tyre/Oddbins Abington/ St Peters Way - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality impact assessment would also likely to be required.

LAA0288 – Railway Station Car Park - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact from railway infrastructure and existing surrounding industrial use on future occupiers. An Air Quality impact assessment would be required.

LAA0744 – The Ridings Arcade, 61 -63 St Giles Street - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the noise impact from surrounding land uses on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

LAA0749 – Compton House, 83-85 Abington Street - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact from surrounding land uses and highways network on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

LAA0915 – 118-122 Wellingborough Road - An environmental noise assessment would be required to determine the noise impact from surrounding land uses and road network on future occupiers and noise impact from operational noise from any proposed mixed use development scheme proposal. An Air Quality impact assessment would be required.

LAA1022 – Belgrave House, Grosvenor Shopping Centre - - An environmental noise assessment would be required to determine the noise impact from surrounding land uses and road network on future occupiers. An Air Quality impact assessment would be required.

LAA1023 – East Island - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic. An Air Quality impact assessment would be required.

LAA1078 – Land at Chapel Place - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental

noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses. An Air Quality impact assessment would also be required.

LAA1113 – Greyfriars – the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses, road traffic noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

LAA1134 – St Johns Railway Embankment - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses, road transport noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

LAA0672 – Tunnel Hill Cottages, Rothersthorpe Road - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact on future occupiers from railway noise.

LAA1052 – Coverack Close - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1068 – Garages at The Briars, Briars Hill - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1009 – Land West of Policy N5, Northampton Sustainable Urban Extension - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses (e.g. moto X track) and road transport noise. An Air Quality impact assessment would also be required due the potential size of development and being in proximity to an existing AQMA and the crematorium.

LAA1102 – Site East of Towcester Road - An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An Air Quality impact assessment would also be required due the potential size of development and being in proximity to an existing AQMA and the crematorium.

LAA1055 – Land on Corner of Norman Road/ Wellingborough Road - no observations/ comments.

LAA1034 – Witham Way Garage Sites – the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1035 – West Oval Garage Site - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1036 – Derwent Drive Garage Site - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1037 – Swale Drive Garage Site - the site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA1071 – Medway Drive (Rear of Medway Close) – No observations/ comments.

LAA0204 – The Farm, The Green – No observations/ comments.

LAA1033 – Toms Close - An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An Air Quality impact assessment would also be required.

LAA1069 – Farmclose Road Garage Site – No observations/ comments.

LAA1104 – Watering Lane – An environmental noise assessment would be required to determine the noise impact on future occupiers from road transport noise (M1) and potential rail freight interchange at outside NBC. An Air Quality impact assessment would also be required due the potential size of development and being in proximity to an existing AQMA.

LAA0719 – Car Garage Site, 409 Halestone Road – The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

LAA0720 – Ryland Soans Ford Garage, Harlestone Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

LAA0910 – 379 Harleston Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

LAA0629 – British Timken - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing road traffic noise.

LAA0205 – Parklands Middle School, Devon Way – No observations/ comments.

LAA0590 – Nationwide Building Society (Adj Car Park) - An environmental noise assessment would be required to determine the noise impact on future occupiers from existing road traffic noise and surrounding land uses.

LAA1114 – Cedarwood Nursing Home, 492 Kettering Road - An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An air quality assessment would also be required.

LAA0659 – Great Meadow Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise.

LAA0615 – Crow Lane North - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the operational noise impact on existing future occupiers of existing surrounding noise sensitive land uses. As air quality impact assessment is would also be required.

LAA1024 – Great Houghton Independent School - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential or mixed end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise and surrounding land uses.

LAA1098 – The Green, Great Houghton - An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

LAA1107 – Former Abington Hill Farm, Land Off Rushmere Road – The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the operational noise impact on future occupiers from road traffic noise on the A45. As air quality impact assessment is would also be required.

LAA0665 – 190-199 St Andrews Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/mixed residential/ commercial or a solely commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from surrounding existing land uses. In the event of a mixed residential/ commercial or commercial development operation noise impacts would need to be considered on existing and proposed residential receptors.

LAA0771 – Jewson’s & Continental Coachworks, Gladstone Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ end use. An environmental noise assessment would be required to determine the impact on future occupiers from surrounding existing land uses. An air quality assessment will also be required.

LAA1027 – Harlestone Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise.

LAA1096 – Land Off Mill Lane - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

LAA1026 – Eastern Land Parcel, Buckton Fields - . An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

LAA1041 – Newnham Road - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

LAA0176 – Sixfields (EP) - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

LAA0177 – Sixfields (PCT) - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

LAA0180 – St James Road (Former Bus Depot) - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact from operational noise on existing residential receptors from any proposed commercial use. An air quality assessment will also be required.

LAA0594 – Sixfield East - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the impact from existing land uses and any potential mixed use development on future occupiers of any residential element of any proposed development for the site. An air quality assessment will also be required.

LAA1086A –Cosgrove Road - No observations/ comments.

LAA1086B – Chalcombe Avenue – No observations/ comments.

LAA1051A – Waterpump Court & Billing Brook Road – No observations/ comments.

LAA1051B – Parcel of Land Between Waterpump Court/ Billing Brook Road – No observations/ comments.

LAA0689 – Nene Enterprise Centre, Freehold Street - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.

LAA1014 – University of Northampton Avenue Campus - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.

LAA1117 – 133 Queens Park Terrace – No observations/ comments.

LAA1025 – Land West of Towcester Road – An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses (e.g. crematorium). An air quality assessment will also be required.

LAA1112 – Milton Ham - An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses. An air quality assessment will also be required.

Appendix: A Addendum Document

LAA0598 – Car Park, Victoria Street - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An air quality assessment will also be required to determine operational impact.

LAA1010 – Land at St Peters Way/ Court Road/ Freeschool Street – The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road traffic. If a mixed used development was put forward the operational noise impact would need to be considered on existing and new noise sensitive receptors. An air quality assessment will also be required.

LAA1005 – Land North of Martins Yard, Spencer Bridge - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. Operational noise impact would need to be considered on existing noise sensitive residential receptors. An air quality assessment will also be required.

LAA1007 – Land South of Wooldale Road, East of Wootton Road – The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road network. An air quality assessment will also be required.

LAA0208 – Swan Valley Gateway - An environmental noise assessment would be required to determine the impact on existing noise sensitive receptors from operational noise from any commercial end use(s). The impact from road traffic should be considered if the site is predominantly consists of office accommodation. An air quality assessment will also be required.

LAA1006 – Pineham - The site is potential contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing road traffic.

Kind regards

Gavin Smith
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