OUR REF: WK/202111956

ASK FOR: **Mrs Clare Ross 01424 787347**

DATE: 02 February 2022

YOUR REF:

Environmental Health - a shared service for:

Rother District Council

Wealden District Council

MEMORANDUM

Planning Officer

Richard Parker-Harding
Head of Environmental Health

Planning Application No. WD/2021/2356
Old Orchard House, Horebeech Lane, Horam, East Sussex, TN21 9DZ

I refer to the above application and information supplied as part of this outline planning permission. Based on the information provided, I am concerned about the impact of noise from both road and rail upon the proposed properties.

I would like the applicant to supply prior to approval -

- An Acoustic Design Statement (ADS) in line with the requirements of PPG-Noise and ProPG: Planning and Noise, shall be submitted for approval to the Local Planning Authority. This shall demonstrate how good acoustic design is integrated into the overall design of the proposed development and how the proposed acoustic design responds to the specific circumstances of the site. The ADS shall confirm how the internal noise level guidelines in Figure 2 of ProPG will be achieved. Where relevant, full details of the mitigation, design measures and building envelope specifications, ensuring the required internal noise levels will be achieved with appropriate control of ventilation and overheating as set out in the ANC/IOA document 'Acoustics Ventilation and Overheating Residential Design Guide', shall be included in the ADS. NOTE: the applicant must consider road and rail impacts.

I can provide some conditions so that the applicant can make a start on reports required, however more conditions will be required following the outcome of the Acoustic Design Statement.

- **Contaminated Land**

1) I would recommend standard condition CLN1.

- **Scheme for Control of Noise and Dust**

2) Prior to the commencement of the development, a Construction Management Plan for the control of noise and dust shall be submitted to and approved in writing by the Local Planning Authority. Upon development, work should be carried out in accordance with the approved scheme.

Note: All works shall ensure compliance with guidance found in British Standard ' BS5228-1: 2009 +A1:2014- Code of practice for noise and vibration control on construction and open sites.

Note: Hours of construction shall be limited to 08:00-18:00 Monday to Friday , 08:00-13:00 hours Saturdays and at no time on Sundays, Bank and Public holidays. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken during construction should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Pollution Control Team of the Environmental Health Department.

- **Air Quality**

3) Prior to the commencement of development, an air quality assessment shall be carried out by a suitably qualified person for the proposed development. The assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment should consider the impact of the proposed development on the air quality objectives described in the National Air Quality Strategy with respect to nitrogen dioxide, PM10 and PM2.5 particulates.

For the construction phase, an assessment should be undertaken of the potential for dust nuisance, using the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction'.

For a quantitative assessment of the operational phase, detailed modelling using ADMS-Roads to determine the impact of the development on existing air quality is required. This should include assessment of the cumulative impacts from the development itself and other committed developments in the vicinity, on existing air quality.

Where possible, verification of the model output should be made through a comparison of the results of any publicly available monitoring data in the study area

To inform the background concentrations used within the model, the results of local monitoring and the available DEFRA maps should be used. Reductions in background concentrations and emissions in future years should not be used, to reflect the findings of recent research.

The significance of impact should be described with reference to the EPUK/IAQM (May 2015) Land-Use Planning & Development Control: Planning for Air Quality document, and the 'Air Quality and Emissions Mitigation Guidance for Sussex Authorities (2013).

All mitigation measures deemed necessary shall be submitted to and approved in writing by the Local Planning Authority. Upon development, work should be carried out in accordance with the approved scheme.

- **Noise due to air conditioning units, small wind turbines and ground/air source heat pumps on development.**

4) Prior to construction of the development, a scheme shall be submitted to the Local Planning Authority for approval in writing, which specifies the provisions to be made for the control of noise emanating from any air conditioning units, small wind turbines, and ground/air source heat pumps.

Details shall include and octave band sound levels and noise mitigation measures proposed to limit its impact. Any unit will not be audible beyond the boundary of each individual premises.

The scheme shall also include provision for post-installation noise monitoring to be undertaken by the applicant at the reasonable request of the Local Planning Authority at locations agreed with the Local Planning Authority, in order to test that the noise levels emanating from the development hereby permitted have been reduced to a minimum and to the satisfaction of the Local Planning Authority. Any changes to the approved scheme shall first be submitted to and approved in writing by the Local Planning Authority.

I will be able to comment further and recommend further conditions once the ADS information has been supplied.

Regards

Mrs Clare Ross
Pollution Control Officer