

Altman, Rebecca

From: Pyke, Jon
Sent: 06 April 2023 12:03
To: Altman, Rebecca
Cc: Scott, Neil
Subject: Application No: F/23/94668 Address: Land east of Knowle Lane, Knowle Lane, Fair Oak, SO50 7DZ

Follow Up Flag: Follow up
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Categories: Consultation responses

Description: Construction of 4no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking, and associated works

Hi Rebecca

Thank you for consulting Pollution Control for observations.

The application for B2 uses is supported by assessments of air quality and noise impact.

Air quality for workplace users of the development is predicted to be favorable. The assessment includes for emission from the landfill flare and engine and fugitive emissions such as passing through the landfill membrane. And the low number of vehicle trips induced on local highways are screened not significant in having adverse consequence to air quality.

Noise impact to dwellings outside of the development has also referred to national guidance. For example, a BS1424 rating of noise emissions indicates a low impact with a control on external plant and sound insulation of the buildings shutter door, façade, roof, and roof lights. The roller shutter doors are to be closed the noise assessor says. Impact to a nearby office building is concluded to be low even with office windows open with reference to ordinarily acoustic conditions for an open plan office type of use.

Therefore, with reference to paragraph 188 of the NPPF, we see the planned development could be an acceptable use of land and do not object the application.

NPPF also advises (para 188) *"The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively."*

Planning applicants sometimes approach our department to enquire on emissions or limits that may reduce the likelihood of amenity impact or harm because we are of course obliged to investigate health impact and nuisance according to the Environmental Protection Act 1990. We are available for a discussion on this.

We trust this is clear and helpful.

Our comment on land contamination and landfill gas migration hazard will be sent separately.

Kind regards
Jonathan

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment