

Written submission (objector):

Meg Nelson

It would be negligent for WBC to approve new Class B8 storage and distribution and B1 light industry uses in proximity to x5 dwellings (as close as 20m), without even assessing what the potential noise impact would be, or attaching tighter conditions which appropriately control noise levels on site. It would be outrageous.

WBC's Local Plan Policy CS9 directs Class B8 uses to '*Protected Employment Areas*' well away from residences, for good reason. Policy CS9 part (a) could not be clearer, '*The location of **any** B2 and B8 uses should be in areas with good access to major road/freight route networks, and should not conflict with surrounding uses.*' (my emphasis) Clearly the site is neither a '*Protected Employment Area*' nor a designated '*employment site*' nor '*suitably located.*' The proposals for B8 use are contrary to the development plan in principle.

The question I come back to is 'Why did WBC fail to request a Noise Impact Assessment (NIA) of the applicant?' This information is essential to making an informed decision about potentially noisy uses. Without it, the application should not even have been registered as valid. As the applicant's submission is silent in this regard; no technical acoustic information was ever presented or scoped at pre-application stage with Environmental Health, it is therefore not possible for WBC to appraise the scheme against relevant statutory development plan policies which protect residential amenity; ADPP5, OVS.6 Noise Pollution (which contains detailed criteria), ENV16 and the provisions in NPPF (including paragraph 180).

In seeking a fair and competent assessment of this application, I would request Committee moves to continue this case and request the missing further information (NIA) from the applicant forthwith. The material in front of you is insufficient for you to make an informed decision on. How can you be satisfied residential amenity will not be adversely affected? I see no evidence or analysis. Alternatively, the application should be refused on these grounds.

If still minded to approve, I submit the following. Merely 1 sentence of the case officer's report appraises the B8 use in respect of noise and pollution specifically, at paragraph 6.36. However if approved, the use could be intensified and some occupiers in distribution, by their very nature may use the site frequently and run a much more intensive operation (with unlimited vehicular movements / beeping fork lift trucks) than WBC Planning and Highways have allowed for. I therefore request the following additional conditions are attached:

- None of the internal walls between the x4 units may be removed without prior approval of WBC.
- Noise generated from the site should not exceed the British Standard and WHO guideline levels of 35 dB ($L_{Aeq,T}$) in living rooms and bedrooms (resting conditions) during the daytime to protect existing residents amenity.
- External noise levels should not exceed 50 dB during the daytime to maintain existing private amenity to adjacent residences in accordance with British Standards and WHO Guidelines.