[redacted]

From: Lee.Money
Sent: 01 May 2024 09:50
To: Tamara.Dale
Cc: Planning
Subject: RE: Planning Application Consultation - DC/23/1818 The Barn Capel Road Rusper EH response

Categories: Consultations

Hi Tamara

Thanks for the consultation request.

I responded on the previous application DC/14/0882 recommending that prior approval was not granted due to lack of information on land contamination impacts and exposure to noise from aircraft and from adjacent commercial/industrial uses. The decision notice states that prior approval for this application was refused and its not clear that this decision was overturned on appeal. Please can you let me know.

For the current application there is again a lack of detail on contamination risks and noise impacts to the proposed dwelling. The planning statement notes that asbestos materials have been removed from site but provides no further detail on how this was done or whether a licenced contractor was used. No information is provided regarding the condition of the made ground underlying the yard and hardstandings around the building. to ensure the application is properly determined a phase one environmental risk assessment is required

The site lies within the 57dBA$_{LAEQ(16\ hour)}$ noise contour for Gatwick airport which is the governments indicator for community annoyance due to aircraft noise. Noise from aircraft will therefore dominate the environmental character of the development site. Both the National Planning Policy Framework and the Aviation Policy framework require that new development should not be adversely affected by unacceptable
levels of noise pollution. Accordingly it is recommended that approval should not be granted.

The water neutrality statement relies principally on offsetting. No private supply from a borehole or rainwater harvesting is proposed.

Regards

Lee

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