

Planning Comments

From: Colin Alden <Colin.Alden@dartford.gov.uk>
Sent: 18 November 2019 15:23
To: Hannah Donnellan; Planning Comments
Subject: 19/05000/HYB | Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations | DSTL Fort Halstead Crow Drive Halstead Seve

Categories: Orange Category

I have reviewed the submission relating to noise and have some queries concerning the information provided and the guidance used in the assessment. Whilst it appears the assessment takes account of the latest National Planning Policy Framework then likewise they should be using the latest Planning Practice Guidance, the guidance on noise relates to paragraphs 170(e), 180(a)&(b) and 182. The assessment does not appear to have addressed the requirements of paragraph 182 of NPPF for the retained employment on the site and whilst BS 4142:2014 has been revised it makes no difference for this assessment, the World Health Organisation Environmental Noise Guidelines for the European Region should be considered in relation to road traffic noise.

Furthermore, in light of the retained employment area, this has protected rights in terms of noise under paragraph 182 of the NPPF, however we appear to have no specific information on noise from “energetic testing”, this appears to be a significant oversight when building an accurate picture of the potential future noise environment of the development site.

Overall apart from the cited omissions this appears an accurate representation of the site.

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