

## 7 Environmental Challenges

**7.0.38** Adequate time should be allowed so that an informed response can be formulated. For example, the modelling of water and wastewater infrastructure will be important to many consultation responses and the time required for responses must not be underestimated. For example, the modelling of sewerage systems can be dependent on waiting for storm periods when the sewers are at peak flows. Should more comprehensive responses be required, it is likely that more detailed modelling work will need to be undertaken. The necessary funding for this work will need to be identified and secured through developers and/or partnership working. It can take approximately 3 months to complete modelling work from the point funding has been secured.

**7.0.39** Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months while sewage treatment and water treatment works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. Thames Water would welcome the opportunity to discuss funding arrangements for upgrades not planned within the current 5-year planning period.

### Policy 118

#### Contaminated Land

Where the development of contaminated land, or land suspected of being contaminated, is proposed, details of site investigations and remedial action should be submitted.

Applicants are required to submit, for approval:

- A desk study before starting investigations on site
- A full site investigation including relevant sampling and analysis to identify pollutants, risks and a remediation strategy
- A remediation strategy
- A closure report on completion of works

Land should be remediated to a standard such that there is no appreciable risk to end users or other receptors once the development is complete.

#### Supporting Text

**7.0.40** The NPPF states that new development should be appropriate for its location in order to prevent potential risks to health, the environment and general amenity. The London Plan states that, wherever practicable, sites that have been affected by

contamination should be brought back into use and in doing so the risks to health and the environment can be dealt with. When the development of contaminated land is proposed it is vital to assess the nature of that contamination and fully address measures to remediate that land wherever possible. If planning permission is given based on an initial desktop study, that permission will include conditions ensure that the further stages of investigation and management are secured. Remediation must be appropriate for the end user of the site and may involve works to remove or treat the source of contamination or break the pathway between source and receptor.

## Policy 119

### Noise Pollution

In order to minimise adverse impacts on noise sensitive receptors, proposed developments likely to generate noise and or vibration will require a full noise/ vibration assessment to identify issues and appropriate mitigation measures.

In most cases where there is a risk of cumulative impact on background level over time or where an area is already subject to an unsatisfactory noise environment, applicants will be required to ensure that the absolute measured or predicted level of any new noise source is 10dB below the existing typical background LA90 noise level when measured at any sensitive receptor.

New noise sensitive development should be located away from existing noise emitting uses unless it can be demonstrated that satisfactory living and working standards can be achieved and that there will be no adverse impacts on the continued operation of the existing use.

The design and layout of new development should ensure that noise sensitive areas and rooms are located away from parts of the site most exposed to noise wherever practicable. External amenity areas should incorporate acoustic mitigation measures such as barriers and sound absorption where this is necessary and will assist in achieving a reasonable external noise environment.

In mixed use buildings, conversions and changes of use which increase internal noise should incorporate measures to minimise the transfer of noise between different parts of the building. An airborne sound insulation of at least 55dB D'nT,w + Ctr will usually be expected in separating partitions between residential dwellings and non-residential noise generating uses. A higher standard may sometimes be necessary depending on the nature of the development.