

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.

7 Environmental Challenges

Supporting Text

7.0.41 The broad approach to reducing potential negative impacts of noise upon people's health and wellbeing has been set out in the Noise Policy Statement for England (DEFRA 2010). The NPSE sets out the Government's vision for a co-ordinated approach to noise policy. It promotes the "effective management" of noise within the context of sustainable development with the following aims:

- Avoid significant adverse impacts on health and quality of life
- Mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life.

7.0.42 The NPSE refers to the World Health Organisation noise impacts levels – from No Observed Effect to Significant Observed Effect – but does not set out actual values for these, acknowledging that this allows for policy flexibility until further evidence and guidance become available.

7.0.43 In turn, the NPPF requires planning policies and decisions to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and to mitigate and reduce noise to a minimum. It is recognised that development will often create some noise and that a balance is needed to ensure that existing business should not have unreasonable restrictions put on them because of changes in land use since they were established.

7.0.44 The London Plan states that boroughs should have policies to reduce the adverse impact of noise through the appropriate location of noise producing and noise sensitive uses – that is, uses such as homes, hospitals and day centres - and that any particularly tranquil areas may be afforded extra protection. Development proposals should seek to reduce noise by minimising the existing and potential adverse impacts of noise on, from and within the vicinity of development. New noise sensitive development should be separated from major noise sources wherever practicable through distance, screening or internal layout in preference to sound insulation.

7.0.45 The Mayor's Housing SPG sets out baseline standards for how noise should be managed in new residential development, highlighting the need to consider elements of design that enable the home to become a comfortable place of retreat. The SPG advises, for example, that developments should avoid single aspect dwellings that are exposed to noise levels which affect quality of life and that the layout of dwellings should seek to limit the transmission of noise to sound sensitive rooms.

7.0.46 The Sustainable Design and Construction SPG also outlines practical measures that can be taken to minimise noise being produced and through both engineering solutions, design and layout and management activities. Where noise sensitive uses are proposed, applicants should consider a range of design measures to help mitigate any impacts.

7.0.47 Industry guidance including guidance issued by the Institute of Acoustics in addition to British Standards such as BS8233:2014 and BS4142:2014 provide further details on expected standards in assessment of noise and expected building design and remedial measures.

7.0.48 A risk of cumulative impact on background noise will normally be considered to exist in areas where multiple applications for noise generating sources would be expected over time. This is most likely in High Street locations where ventilation and air condition plant is common and in mixed industrial/commercial and residential areas.

7.0.49 Airborne and impact sound insulation should be appropriate considering the nature of adjoining uses. For restaurants and hot food takeaways adjoining residential dwellings, an airborne insulation of 55dB D'nT,w + Ctr is usually sufficient. Where licensed premises, industrial uses, places of worship and community halls adjoin residential dwellings, a higher level of sound insulation may be required depending on the likely source noise levels. Where there is doubt over whether the required standard can be met it may be necessary to submit an assessment of existing sound insulation and a scheme of remedial works as part of the application.

7.0.50 In Bromley, the main problems with noise arise from transportation (road and rail), commercial operations (plant such as air conditioning, kitchen ventilation and extraction), industrial activity and from licensed premises. Planning has a role alongside environmental protection legislation to help locate activities appropriately and ensure adequate standards are proposed in new development to minimise future noise problems and reduce existing ones.

Policy 120

Air Quality

Developments which are likely to have an impact on air quality or which are located in an area which will expose future occupiers to pollutant concentrations above air quality objective levels will be required to submit an Air Quality Assessment. Developments should aim to meet "air quality neutral" benchmarks in the GLA's Air Quality Neutral report.

In the designated Air Quality Management Area:

- Developments should incorporate Ultra Low NOx boilers
- Biomass boilers should be avoided unless emission standards can be met.

