

**(d) locating potential nuisance or pollution activities onto the least sensitive parts of the site or where the impacts can be best contained by physical or other appropriate measures.**

1.12.10 The Council will consult closely with the various pollution control agencies and environmental health services when considering proposals for potentially polluting developments, and other development near to a source of pollution.

## **NOISE POLLUTION**

1.12.11 Noise can be a major 'nuisance'. Certain types of development are particularly sensitive to noise, for example housing, schools and hospitals. The background levels of noise in residential areas and the countryside are often low. The introduction of noisy activities into such areas can therefore be especially disruptive. The Council will pay particular attention to any likely increase in 'ambient' noise levels when considering planning applications. PPG24 gives advice on how the planning system can be used to reduce the impact of noise on people. It also introduces the concept of 'noise exposure categories' to assist in the appraisal of noise sensitive developments near to existing noise sources.

**Policy OVS.6** The Council will require appropriate measures to be taken in the location, design, layout and operation of development proposals in order to minimise any adverse impact as a result of noise generated. Special consideration is required where noisy development is proposed in or near Sites of Special Scientific Interest or which would harm the quiet enjoyment of Areas of Outstanding Natural Beauty. Proposals for noise sensitive developments should have regard to the following:

- (a) existing sources of noise** e.g. from roads, railways and other forms of transport, industrial and commercial developments, sporting, recreation and leisure facilities; and
- (b) the need for appropriate sound insulation measures;** and
- (c) the noise exposure levels** outlined in Annex 1 of PPG24. In the context of this policy noise sensitive uses are housing, schools and hospitals.

## **HAZARDOUS SUBSTANCES**

1.12.12 Local planning authorities have been able to exercise a degree of control over the presence of hazardous substances through the development control system, where such substances have been directly associated with a proposed development. There are situations, however, in which hazardous substances may be introduced into a site, or used differently within it, without there being any associated development requiring planning permission. Circular 11/92(4) fills the gap by enabling specific control to be exercised over the presence of hazardous substances whether or not associated development is involved. The Health and Safety Executive will need to be consulted on every application for 'hazardous substances consent'.

1.12.13 Annex B (paragraph B7) of Circular 11/92 states that local planning authorities should formulate, as appropriate, policies and proposals for the development and use of land at or near to hazardous installations and for the siting of future hazardous developments.

**Policy OVS.7** The Council will not permit development which on advice from the Health and Safety Executive would cause unacceptable risk or harm to personal safety due to the presence of hazardous substances on the site or other land in the vicinity.