

Public Protection Pre-Application Planning Guidance

The following guidance is intended to be brought to the developer's attention, in order that they are able to submit it with their planning application.

Public protection (Environmental Health) considers that if material and relevant to an application, the documents below are the minimum necessary to accompany any application. Without this minimum documentation we may recommended refusal to Planning (Development Services) on the grounds of insufficient information.

Please note that the Validation Number mirror the pre-application Validation Checklist provided by Planning (Development Service) dated March 2010.

Validation Number	Information Required	Types of Application that need this Information	Required Information with Planning Application	Public Protection Guidance
V23	Ventilation/Extraction System (food): Noise and Odour Assessment	All applications involving the cooking or processing food (on more than a domestic scale)	<p>Complete Appendix 3 Control of Odour and Noise from Commercial Kitchen Exhaust Systems; EMAQ 2018.</p> <p>Also, have regard to the requirements in the whole report and especially Appendix 2.</p> <p>Acoustic Consultant Report. (Report on noise, odour control to be integrated with a maintenance plan).</p>	<p>EMAQ - Control of Odour and Noise from Commercial Kitchen Exhaust Systems - 2018:</p> <p>https://ee.ricardo.com/downloads/air-quality/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems</p> <p>Heating & Ventilation Contractors Association Specification for Kitchen Ventilation Systems DW/172:</p> <p>https://www.bsria.co.uk/download/product/?file=kfuwp6oVsDU%3D</p> <p>IPPC H4 Odour Management Guidance: Environment Agency:</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296737/geho0411btqm-e-e.pdf</p> <p>DEFRA Odour Guidance for Local Authorities (March 2010):</p> <p>http://www.defra.gov.uk/publications/files/pb13554-local-auth-guidance-100326.pdf</p>



V23a	Ventilation/Extraction Systems (commercial and industrial): Noise and Odour Assessment	All applications for commercial and industrial activities that produce fumes, vapours, gases, odours, particulate matter or use volatile chemicals	Noise and odour assessment	<p>Technical Guidance Note (Dispersion) D1: HMSO: http://laqm.defra.gov.uk/laqm-faqs/faq89.html</p> <p>IPPC H3 Noise Guidance: Environment Agency: http://www.doeni.gov.uk/niea/ippc_h3_pt1.pdf</p> <p>IPPC H4 Odour Management Guidance: Environment Agency: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296737/qeho0411btgm-e-e.pdf</p>
V23b & V30a	Odour Assessment from agricultural and similar activities e.g. Sewage Works, Waste Handling	<p>All new horse stables, cattle, sheep, pig and poultry sheds.</p> <p>Replacement pig and poultry sheds.</p> <p>Horses, cattle, sheep in replacement buildings with increase of $\geq 10\%$ animals or if animal housing moves nearer to dwellings.</p>	Odour assessment	<p>Guidance on the assessment of Odour for planning. Institute of Air Quality Management, May 2014: http://iaqm.co.uk/text/guidance/odour-guidance-2014.pdf</p> <p>IPPC SRG 6.02 (Farming) Odour Management at Intensive Livestock Installations, Environment Agency 2005: http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/static/documents/Business/manguidance_1056765.pdf</p> <p>Intensive farming factsheets and newsletters are available from the Environment Agency website: http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/business/sectors/40069.aspx</p> <p>Code of Good Agricultural Practice for farmers, growers and land managers, DEFRA 2009: http://webarchive.nationalarchives.gov.uk/20130402151656/http://archive.defra.gov.uk/foodfarm/landmanage/cogap/index.htm</p> <p>Austrian Odour Dispersion Model http://www-med-physik.vu-wien.ac.at/bm/AODM/AODM1.html</p> <p>See Code of Practice on Odour from Sewage Treatment works.2006. PB11833. www.defra.gov.uk Code of Practice on Odour Nuisance from Sewage Treatment Works</p>



V27	<p>Noise and Vibration Assessment (excluding permitted developments)</p>	<p>e.g. air conditioning, heat pumps, ventilation & refrigeration, biomass boilers, public address systems, recycling centres, vehicle & plant movements and operation, mineral workings, wind turbines...</p> <p>New industry or commercial activities near existing noise sensitive premises (e.g. residential, commercial, community buildings) or new noise sensitive premises near existing industry or commercial activity.</p> <p>Road and rail traffic assessment for developments next to existing roads and railways.</p>	Noise and vibration assessment	<p>Technical Guidance to the National Planning Policy Framework http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115548.pdf</p> <p>BS4142:2014 Noise assessment for mixed industrial & residential areas;</p> <p>BS6472-1:2008 Guide to the evaluation of human exposure to vibration in buildings – Part 1: Vibration sources other than blasting</p> <p>BS6472-2:2008 Guide to the evaluation of human exposure to vibration in buildings – Part 2: Blast-induced vibration</p> <p>BS5228:2009 Noise and vibration control on construction sites.</p> <p>BS8223:2014: Guidance on sound insulation and noise reduction for buildings</p> <p>ProPG: Planning & Noise – New Residential Development: https://www.ioa.org.uk/publications/propg</p> <p>Calculation of Road Traffic Noise (CRTN) 1988</p> <p>Calculation of Railway Noise (CRN) 1995</p> <p>World Health Organization (WHO) publication “Guidelines on Community Noise” 1999 http://whqlibdoc.who.int/hq/1999/a68672.pdf</p> <p>World Health Organization (WHO) “Night Noise Guidelines for Europe” 2009: http://www.euro.who.int/data/assets/pdf_file/0017/43316/E92845.pdf</p> <p>Noise Policy Statement for England (NPSE) March 2010: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69533/pb13750-noise-policy.pdf</p>
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V27a	Small-scale renewables (micro generation)	All applications likely to have an impact on noise and/or vibration sensitive development(s), sensitive locations where noise and/or vibration is likely to have an adverse impact	Use of Noise Map Information to Assess Site Suitability (BWEA) Appendix A (A.2) Micro generation Certification Scheme Planning Standard	The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 http://www.legislation.gov.uk/ukxi/2011/2056/pdfs/ukxi_20112056_en.pdf Details on micro and small wind turbine certification: http://www.renewableuk.com/en/renewable-energy/wind-energy/small-and-medium-scale-wind/standards-and-certification.cfm
V27b	Wind Farms larger than PDO development	Assessment against lower daytime/amenity criterion of 35dB because of close proximity to existing habitation.	ETSU-97 Acoustic Assessment	ETSU-R97 Wind Farms: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49869/ETSU_Full_copy_Searchable_.pdf Institute of Acoustics (IOA) guidance and documents on wind turbine noise: http://www.ioa.org.uk/publications/wind-turbine-noise Developer to suggest conditions and present predicted levels in tabular format. To include cumulative effects, determine how complaints will be dealt with and associated externally sited mechanisms.
V30b	Provision of an adequate and wholesome water supply	All applications for domestic dwellings and commercial development where water is used for human consumption	Statement of water supply source i.e. a mains supply (and whether distributed through a private distribution system) or private water supply. Where the water is provided by a private supply an assessment of the adequacy of quantity and quality of the source is required.	Private Water Supplies Regulations 2016: http://www.legislation.gov.uk/all?title=private%20water%20supplies%20england Drinking Water Inspectorate Private Water Supplies guidance: http://www.dwi.gov.uk/private-water-supply/regs-guidance/guidance.html
V30c	All Developments	Housing developments ≤10 units	Details of non-mains sewage disposal	BS EN 12566-1, Small wastewater treatment systems for up to 50 PT. Prefabricated septic tanks: http://shop.bsigroup.com/ProductDetail/?pid=00000000030044571



V33	Preliminary Risk assessment (Contaminated Land)	All applications (excluding householder developments) where land contamination can reasonably be expected to be found	Desktop risk assessment and/or intrusive survey and/or remediation as necessary	Northumberland County Council Adopted Contaminated Land Strategy 2013. https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/2013-Northumberland-County-Council-Contaminated-Land-Strategy.pdf Development on Land Affected by Contamination. Technical Guidance for Developers, Landowners & Consultants: https://www.northumberland.gov.uk/Protection/Pollution/Contaminated.aspx BS8485:2015 Design of protective measures for methane and carbon dioxide ground gases for buildings
V33a	Preliminary Risk assessment (Contaminated Land)	Householder developments where land contamination is not expected to be found (true “greenfield” sites)	Complete Appendix 2 of YAHPAC guidance (version 9.2 dated March 2018)	Development on Land Affected by Contamination; YAHPAC Guidance – Appendix 2: https://www.northumberland.gov.uk/Protection/Pollution/Contaminated.aspx
V34	Lighting Assessment	External artificial lighting of: entrances, pathways, car parks, access routes etc. or illumination of the building structure	Assessment to show that the impact of lighting outside the site is acceptable	Institution of Lighting Professionals: Guidance Note for the Reduction of Obtrusive Light (GN01:2011): https://www.theilp.org.uk/documents/obtrusive-light/ OR: http://www.britastro.org/dark-skies/pdfs/ile.pdf Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park: https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/05/NNP-outside-lighting-guide.pdf
V35	Air Quality Assessment	Large infrastructure or industrial processes that may affect the National Air Quality Objectives; including biomass combustion and retail development;	Air Quality Assessment and the NCC Biomass Boiler Information Request Form, dust assessment and dust action plan	Local Air Quality Technical Guidance LAQM TG (16); DEFRA Jan 2016: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69334/pb13081-tech-guidance-laqm-tg-09-0902_18.pdf Biomass & Air Quality Guidance for LA's; EPUK June 2009



		energy generation as part of a sustainable development		<p>http://www.environmental-protection.org.uk/assets/library/documents/EPUK_Scotland_Biomass_Guidance_Nov_2010.pdf</p> <p>Guidance on the assessment of Dust from Demolition & Construction; IAQM (Institute of Air Quality Management); Feb 2014</p> <p>http://www.iaqm.co.uk/text/guidance/construction-dust-2014.pdf</p> <p>Northumberland County Council annual air quality reports:</p> <p>https://www.northumberland.gov.uk/Protection/Pollution/Air.aspx#airquality</p> <p>Technical Guidance to the National Planning Policy Framework:</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance</p> <p>The Control of Dust and emissions during construction and demolition. Supplementary planning Guidance. July 2014.</p> <p>https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/control-dust-and</p> <p>Land-Use Planning & Development Control: Planning For Air Quality Guidance from Environmental Protection UK and the Institute of Air Quality Management for the consideration of air quality within the land-use planning and development control processes. Environmental Protection UK & IAQM, May 2015 (v1.1)</p> <p>http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf</p> <p>Also see V27(Noise).</p>
V35a	Chimneys (smoke, grit & fumes)	All non-domestic chimneys that may require an Environmental Permit or chimney height consent	Application form may be required from NCC	<p>Clean Air Act 1993</p> <p>Environmental Permitting (England and Wales) Regulations 2016 (as amended):</p> <p>http://www.legislation.gov.uk/all?title=Environmental%20Permitting</p>

V36a	Stythe Gas (Mine Gas)	Mitigation measures in “at risk” areas i.e. Coal Authority high & low Risk Zones.	Refer to Public Protection for further advice	https://www.northumberland.gov.uk/Protection/Pollution/Radiation.aspx#stytheminegases http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx Good practice on the testing and verification of protection systems for buildings against hazardous ground gases (C735) CIRIA (Aug 2014)
Inf 1	Toilet accommodation for customers in catering premises	New or altered catering premises	To be incorporated into the design	Operating Guidance on the provision of Toilets for Customers in Catering Premises (February 2012); Northumberland County Council Public Protection Service https://www.northumberland.gov.uk/Protection/Environmental-health/Businesses.aspx#toiletprovisioninfoodpremises
Inf 2	Installation of Bulk LPG tanks	All applications for domestic dwellings and commercial development.	In accordance with the Code of Practice	UKLPG Code of Practice 1: Part 1 2009 Edition -Design, Installation and Operation of Vessels Located Above Ground (January 2009). http://www.uklpg.org/shop/codes-of-practice/storage-of-full-and-empty-lpg-cylinders-and-cartidges-march-2004 UKLPG Code of Practice 1: Part 4 - Buried / Mounded LPG Storage Vessels (February 2008). http://www.uklpg.org/shop/codes-of-practice/storage-of-full-and-empty-lpg-cylinders-and-cartidges-march-2004 UKLPG Code of Practice 7 - Storage of Full & Empty LPG Cylinders & Cartridges (March 2004). http://www.uklpg.org/shop/codes-of-practice/storage-of-full-and-empty-lpg-cylinders-and-cartidges-march-2004
Inf 3	All Developments	All applications for domestic dwellings and commercial development.	Assessment to show all steps have been taken to design out risk of crime & disorder including during construction.	Crime and Disorder Act 1998; Section 17: http://www.legislation.gov.uk/ukpga/1998/37/section/17