- Where development is proposed on or adjacent to land that is known or suspected to be contaminated, or where development is proposed that would be sensitive to contamination, a desk-based study and a site walkover as a minimum.
- Where a proposed development may cause land to become contaminated, a risk assessment and, where required, details of the measures proposed to prevent this.

Policy DM35: Noise Mitigation

2.35.1 As with other types of pollution, noise pollution has the potential to impact adversely on environmental amenity and biodiversity. Particularly significant, however, are its impacts, both direct and indirect, on health and wellbeing, for instance through loss of sleep or the inhibiting effects of noisy, busy roads on levels of social contact between neighbours. In seeking to address these impacts, this policy implements policy BCS23 of the Core Strategy. This policy should also be read with policy DM33 on Pollution Control, Air and Water Quality.

2.35.2 Common sources of environmental noise are transport-related noise, noise from industrial sites and noise from fixed plant. This can take the form of both ongoing background noise and discrete or repetitive noise events. This policy seeks to mitigate the impact of new noise-generating development, and to ensure that noise-sensitive uses are located and designed in such a way that they are protected from existing sources of environmental noise, avoiding the noisiest locations all together except where essential to regeneration.

2.35.3 This policy will be implemented primarily on the basis of site-by-site assessments of environmental noise. However, a Noise Action Plan for the Bristol area has also been published. The Noise Action Plan, published by DEFRA, identifies top priority areas for noise reduction in Bristol, where further noisy development should be resisted. In the longer term, DEFRA propose that local authorities will also be expected to identify 'Quiet Areas' within their boundaries, which should also be protected from noise-generating development; it is envisaged that these will, in the future, also be a material planning consideration.

Noise-Generating Development

Development which would have an unacceptable impact on environmental amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation.

In assessing such a scheme of mitigation, account will be taken of:

i. The location, design and layout of the proposed development; and

ii. Existing levels of background noise; and

iii. Measures to reduce or contain generated noise; and

iv. Hours of operation and servicing.

Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.

Noise-Sensitive Development

Noise-sensitive development in locations likely to be affected by existing sources of noise such as busy roads, railway lines, aerodromes, industrial/commercial developments, waste, recycling and energy plant and sporting, recreation and leisure facilities, will be expected to provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers of the proposed development.

In assessing such a scheme of mitigation, account will be taken of:

i. **The location, design and layout of the proposed development; and**

ii. **Measures to reduce noise within the development to acceptable levels, including external areas where possible; and**

iii. **The need to maintain adequate levels of natural light and ventilation to habitable areas of the development.**

In areas of existing noise, proposals for noise-sensitive development should be accompanied by an assessment of environmental noise and an appropriate scheme of mitigation measures.

Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.

2.36.4 Noise-sensitive development, including houses, hospitals and schools, should not generally be located next to existing sources of significant environmental noise. Depending on the level of environmental noise, the impact can in some cases be satisfactorily mitigated, allowing the noise-sensitive development to proceed on the affected site. However, the design of mitigation measures should have regard to the need to provide a satisfactory environment for future occupiers and take account of other material planning considerations such as urban design.

2.36.5 Applications for residential development in areas of significant existing environmental and neighbourhood noise will not usually be permitted unless a robust scheme of mitigation is put forward and the benefits of the proposal in terms of regeneration are considered to outweigh the impacts on the amenity of future occupiers, for instance where the proposed development would support investment in centres. In general, the following values will be sought for residential development:

i. Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms and 50 dB in outdoor living areas.

ii. Nightime (23.00 - 07.00) 30 dB LAeq 8 hours and LAmax less than 45 dB in bedrooms.

2.36.6 Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the following will be sought:

i. Noise Rating Curve NR20 at all times in any habitable rooms.

2.36.7 Other proposals for noise-sensitive development in areas of existing noise and proposals for noise-generating development will be subject to a case-by-case analysis with reference to expert advice from the council's Pollution Control team.

2.36.8 In all cases, the assessment will be based on an understanding of the existing levels of environmental noise and the measures needed to bring noise down to acceptable levels

for the existing or proposed noise-sensitive development. This will typically require the submission of an assessment of environmental noise and scheme of mitigation measures as part of the planning application.

2.36.9 In assessing development proposals against this policy, reference will be made to BS 8233: 1999 'Sound Insulation and Noise Reduction for Buildings – Code of Practice' and the guideline values for community noise published by the World Health Organisation.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS23: Pollution

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- An assessment of environmental noise and a scheme of mitigation measures should be submitted in the following cases:
  - Where new noise-generating development is proposed.
  - Where new noise-sensitive development is proposed in areas of existing environmental noise.

Utilities and Minerals Policies

Policy DM36: Telecommunications

2.36.1 Bristol experiences continued interest in the development of new telecommunications facilities, represented by frequent proposals for expansion or upgrade of the mobile data network and, in recent years, the rollout of Next Generation Broadband in parts of the city.

Proposals for new or upgraded telecommunications equipment and installations will be permitted provided that:

i. **The telecommunications equipment and installation would respect the character and appearance of the area and would not be harmful to visual amenity by reason of its siting and design; and**

ii. **Opportunities have been sought to share masts or sites with other providers; and**

iii. **There are no suitable alternative sites for telecommunications development available in the locality including the erection of antennae on existing buildings or other structures; and**

iv. **The proposal conforms to the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, taking account where appropriate of the cumulative impact of all operators equipment located on the mast / site.**

2.36.2 Modern and effective telecommunications systems are essential to the continuing development of the economy in Bristol. Government advice recognises the need to