

Dealt with by: Environmental health

Our Ref: smd/2022/0093

Direct Dial: (01538) 395400

Your Ref: as above

Email: n/a

Date: 12th July 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION	Chained Oak Farm Farley Lane Alton
PROPOSED DEVELOPMENT	Erection of a holiday cabin

Potential Areas of Environmental Concern

1. Noise– voice, music, operational (condition)
2. Floodlighting/Artificial Lighting (Condition)
3. Construction Noise (Condition)
4. Drainage (Condition)
5. Health and safety (occupier) Advisory
6. Caravan Licence Required (Advisory)

Comments

The primary amenity and environmental concerns can be addressed through condition, good site management and the obligations of the operator under the licensing regime (Caravan Sites and Control of Development Act 1960, Section 5). Application should be made to the Local Authority for the licence prior to first use.

Recommendation

Environmental Health has no objection subject to condition, though we would advise our point of concern should be addressed.

Construction and Demolition:

1. The demolition and construction works hereby approved shall be carried out between 9am-6pm Monday to Friday and between 9am-1pm Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: *To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

2. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation.

Reason: *To protect the local amenities of the local residents by reason of excess of luminance.*

3. Amplified Sound

No amplified sound/ and or music shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *The protection of the amenities of the surrounding area and the occupiers of nearby residential properties.*

4. Drainage

The foul drainage from the proposed development shall be discharged to a system which meets the requirements of British Standard (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment.

- a) There is no connection to any watercourse or land drainage system and no part of the soak away system is situated within 10 metres of any ditch or watercourse.
- b) Porosity tests are carried out to the satisfaction of the Local Planning Authority to demonstrate their suitable subsoil and adequate land area is available.

Reason: *To prevent pollution of the water environment.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Application should be made to the LA Environmental Health Department for a license to operate if permission is granted.
- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>



- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download [http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statn uisance.pdf](http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statn%20nuisance.pdf)

Regards,

Environmental Health