**DELEGATED APPLICATIONS**

**ASSESSMENT SHEET**

APPLICATION NO./ADDRESS

Glaxo Smithkline
Southdownview Way
Worthing

WB/11/0212/FULL

DESCRIPTION OF DEVELOPMENT

Erection of a two storey non-heated plant room enclosure to house an air handling unit.

The proposal is described in detail in the Design and Access Statement as follows

# DESIGN & ACCESS STATEMENT

## AMOUNT

It is proposed to erect a two storey enclosure to house an Air Handling Unit (AHU). Details on GSK drawings: GSK Location plan and B.2C.0720

## LAYOUT

The location of the new enclosure is to the North East corner of Building 2 of the Worthing GSK site

## SCALE

The enclosure is a two storey steel famed building with profile cladding to all sides as well as the roof, the proposed building will be a non heated area with double door access to the North side and via a Lobby from Building 2 on the South side.
Size 8.metres long x 4.4metres wide with a roof 5.6metres to 5metres, with gutter and down pipe for rain water into the site existing surface water outlets.

## LANDSCAPING

Not applicable as it is within the GSK Worthing site.

## APPEARANCE

The profile cladding will be coated green to match other existing buildings on either side of the proposed site on the North East corner of Building 2 on the Worthing GSK site.

## USE

The new proposed enclosure will house a Air Handling Unit (AHU) and linked to Building 2 to the process Syrups production lines, on the Worthing GSK site .

## ACCESS

The new proposed enclosure will have no impact on the traffic or pedestrian movement within the Worthing GSK site

## LAND CONTAMINATION ASSESSMENT

The proposed works to be carried out will not cause any contamination to the land.

## FLOOD RISK ASSESSMENT

Using PPS25, the location of the proposal falls into Zone2-Medium Probability. The proposal is considered to be 'Less Vulnerable' in Table d.2 and as such would be Considered appropriate within this zone.

Environmental Agency-FRA Guidance Note 2 – minor non domestic work advises that the risk assessment can take the form of a statement.

## FRA in the form of a statement.

The installation of the new enclosure will not have any affect on the existing ground conditions of the GSK Worthing site. The existing gullies serving the site will remain unaltered. In the event of a flood the excess water that cannot be accommodated by the existing drains will flow into roadways and will not be restricted by the construction of the enclosure.

The application is supported by a report prepared by INVC on behalf of GlaxoSmithkline (report no. 6764 dated 21st June 2011) requested by Environmental Health Manager.

DATE OF SITE VISIT 3.5.11

NEIGHBOURS CHECKED : Y /~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

None

SITE AND SURROUNDINGS:

The site sits close to the northern boundary of the large industrial complex on a prepared concrete base, in a gap, adjacent to some large one half storeys tall existing plant and behind this 5 storye tall building. The existing plant is partly fully enclosed and painted green. Between the site and the boundary is a large car park. Marking the boundary is a fence and tall mature trees . Beyond this are the two storey houses in Clarendon Road. The closest (114 and 116) are some 50 metres and presents a blank flank wall. To the north east of the site is farmland, part of the strategic gap. A low ambient buzz of noise from the existing plant is apparent.

RELEVANT PLANNING HISTORY:

The complex has a long and complicated history but most recently planning permission was granted in November 2009 nearby for Erection of single storey non-heated enclosure to house an air handling unit (AHU) (WB/09/0825/FULL)

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan policies, RES7, H18,
Core Strategy Policy 16
PPS4: Planning for Sustainable Economic Growth
PPG24: planning and Noise
Planning Policy Statement 1: Delivering Sustainable Development
PPS23: Planning and Pollution Control

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

**Environmental Health Manager**:

I have now had the opportunity to look at the report prepared by INVC on behalf of GlaxoSmithkline (report no. 6764 dated 21st June 2011). The report concludes that a difference of at least -7dB will be achieved between the existing background noise level and the noise produced by the new plant at the site boundary. In all likelihood the noise will therefore be less at residential properties In order to ensure such a difference is achieved and maintained, I recommend that the following condition be attached to any permission granted.

*Prior to the commencement of the development, an acoustic assessment of the plant and equipment the subject of this application shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the principles of BS4142:1997 and achieve a difference between the rating level and background noise level of at least -7dB. Thereafter the development shall be carried out in accordance with the approved acoustic assessment and within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the attenuation measures specified in the agreed scheme are effective and achieve the levels specified within the scheme. In the event that the specified noise levels have not been achieved, then notwithstanding the installation of the plant/equipment hereby approved a further scheme of attenuation works capable of achieving the levels as specified shall be installed within 3 months of the installation of the plant/equipment and thereafter retained. Thereafter the plant shall operate so as to ensure continuing compliance with a difference between the rating level and background noise level of at least -7dB.*

*Reason: To safeguard the amenities of nearby residential occupiers.*

**Environment Agency**

I can confirm that we would not wish to object to this application considering the existing site use, nature and scale of the development involved.

However, the applicant should be aware that a culverted section of the Teville Stream runs through the site and there may also be other culverted watercourses running through. Care should be taken not to disturb or encroach on these whilst carrying out any works.

I trust that the above comments are satisfactory but if you require any further information please contact me.

120 Clarendon Road : Object to proposal on grounds of extra noise generated so close to their property

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of development
- Amenity and environmental impacts
- Design

**Principle of development**

The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the former Local Plan designation, consolidates an existing approved use and helps regenerate the industrial estate and is supported.

**Amenity and environmental impacts**

The proposed site is somewhat remote from any sensitive neighbouring occupiers and well screened and is within the existing building envelope of the site which is long established and has a generally good history of neighbourly management of its operations to avoid undue noise and disturbance. However, as the Executive Head of Health and Community Safety has noted there has been a recent history of complaint over noise from existing plant to the houses in Clarendon Road. Extensive exchange of correspondence with the applicants by The Executive Head of Health and Community Safety has helped clarify matters with regard to any impact the current

proposal may have on existing issues, noting the plant would be enclosed. Following negotiations, the application is now supported by a report prepared by INVC on behalf of GlaxoSmithkline (report no. 6764 dated 21st June 2011) requested by Environmental Health Manager. This helps clarify matters and on this basis the Environmental Health Manager is broadly satisfied, subject to imposition of a suitable condition to ensure the desired level of noise containment and mitigation is achieved. The recommended condition would enable any problems to be identified and addressed by suitable mitigation and is an appropriate remedy. It is noted the business regularly monitors noise readings at the boundary to try to avoid problems arising.

The Environment Agency has confirmed that provided due care is taken no impact on protected groundwaters or culverted Teville streams are expected. A condition to this effect may be imposed.

**Design**

The structure is substantial but set in a recess and similar to existing identically painted units and would be read against the background of larger buildings.

RECOMMENDATION:

Grant permission subject to time condition, approved drawings and noise condition recommend by The Executive Head of Health and Community Safety; protect stream/.groundwater .

REASONS FOR RECOMMENDATION:

The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the former Local Plan designation, consolidates an existing approved use and helps regenerate the industrial estate and is supported. The proposed plant site is somewhat remote from any sensitive neighbouring occupiers and well screened but, in view of the recent history of localised noise problems, a condition is required to secure appropriate noise mitigation. The structure is substantial but set in a recess and similar to existing identically painted units and would be read against the background of larger buildings. It therefore accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan policies, RES7, H18,
Core Strategy Policy 16
PPS4: Planning for Sustainable Economic Growth
PPG24: planning and Noise
Planning Policy Statement 1: Delivering Sustainable Development
PPS23: Planning and Pollution Control

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?
Y / N

**DELEGATED**

Case Officer sign.....Date.....4/7/11.....

Authorising Officer sign.....Date.....4/7/11.....