

# **SOUTH NORTHAMPTONSHIRE COUNCIL**

## **MEMORANDUM**

To: Dan Calliss – Principal Planning Officer  
(Development Management)

From: John Penny – Environmental Protection Officer  
(Environmental Protection – Noise and General Pollution)

Date: 22 November 2017

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**Our ref: WK201707469(1)**

**TOWN & COUNTRY PLANNING ACT 1990**

**APPLICATION REF: S/2017/2577/EIA**

**PROPOSED DEVELOPMENT: OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 525 DWELLINGS, OPEN SPACE, CHILDREN'S PLAY AREA AND ASSOCIATED INFRASTRUCTURE (APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT).**

**SITE: LAND NORTH OF, NEWPORT PAGNELL ROAD, HACKLETON, NORTHAMPTONSHIRE.**

**SUMMARY OBSERVATION: No adverse comment subject to imposition of appropriate safeguarding conditions on any planning approval granted in this instance as outlined below.**

### **Detailed Observations:**

I refer to your consultation on the above detailed application and would make the following general comments on the noise impact assessment report submitted in support of the proposals (Mewies Engineering Consultants - Noise Assessment for Proposed New Residential Development on Land off Newport Pagnell Road, Wootton, Northamptonshire Report Ref 20168/10-17/4029 dated October 2017 – hereafter referred to as the MEC Report).

The new National Planning Policy Framework recommends that the planning policy system should contribute to, and enhance the natural and local environment by, amongst other things, preventing both new and existing developments from contributing to or being put at unacceptable risk, or being, adversely affected by unacceptable levels of pollution. It goes on to recommend that planning policies and decisions should ensure that new development is appropriate for its location taking into consideration the effects of pollution on health, general amenity, and quality of life amongst

other things with an emphasis on achieving a sustainable development in accordance with the UK Sustainable Development Strategy. It also advises recognition of developments that create some noise in respect of existing businesses wanting to develop in continuance of their business without unreasonable restriction being placed on them because of changes to nearby land use.

## **MEC Report**

The report identifies that road traffic from Newport Pagnell Road is the main sound source affecting the site. There is also commercial/industrial land use located at the Brackmills Industrial Estate, located approximately 300m north of the nearest proposed dwelling, which has the potential to impact upon future receptors (see paragraph 1.3 of the MEC Report). The assessment of noise impact upon future receptors at the proposed development has been undertaken with reference to BS8233:2014 'Guidance on sound insulation and noise reduction for buildings', BS4142:2014 'Methods for rating and assessing industrial and commercial sound' and World Health Organisation 'Guidelines for Community Noise' 1999 (see paragraph 1.6 of the MEC Report). Also, the National Planning Policy Framework, Noise Policy Statement for England and the Governments Planning Practice Guidance (see Section 3 of the Noise Report).

A noise survey was undertaken from two locations at the site which are representative of the nearest proposed potentially sensitive receptor locations in respect of the two separate noise sources that were identified between 16 July to 17 July 2015 and the 18 to 20 March 2016 (see paragraphs 4.3, 4.10 to 4.12 Section of the MEC Report). The site straddles to district boundaries and location 1 is at the boundary of the southern development parcel (in SNC District) adjacent to Newport Pagnell Road approximately 10m away from the carriageway hedge. The 2<sup>nd</sup> location is adjacent to the eastern boundary of the site in the northern development parcel (in NBC District) (see Appendix D of the MEC Report).

The author of the report comments that subjectively, road traffic from Newport Pagnell Road was the main sound source affecting the noise environment at Location 1 whilst at Location 2 the main sound sources affecting the northern area were both distant and local road traffic. It is further commented that no sound originating from the Brackmills Industrial Estate was heard, except for one occurrence of a very faint crashing noise, perceived to emanate from a general direction further to the north (see paragraph 4.10 to 4.12 of the MEC Report). Survey results for day and night-time periods are detailed in Section 5 of the Noise Report (see Table 3 and Table 4 and Appendix E of the MEC Report).

The consultant's assessment and analysis is essentially made with reference to the southern parcel of land, which falls in SNC jurisdiction, and the northern parcel of land falling within NBC jurisdiction (see Section 6 of the MEC Report) and which can be summarised as follows.

### **Northern Parcel of land (NBC Jurisdiction)**

The assessment of noise(s) from the Brackmills Industrial Estate is undertaken in accordance with criteria and procedures detailed in BS4142:2014 Method for Rating and Assessing Industrial Sound and also with reference to external and internal noise criteria recommended in the World Health Organisation Guidelines on Community Noise and BS 8233:2014 Guidelines on Sound Insulation and Noise Reduction for Buildings (read Section 6 of the MEC Report).

The author of the report comments that there was only a single occurrence when they noticed some noise emanated for a short period from somewhere to in the direction of the industrial estate at the assessment site during their monitoring (read paragraph 4.3, 4.7, 4.11, 4.12 and comments in Table 6 of the MEC Report). The consultant explains that since they found sound from the industrial estate on the whole to be inaudible at the proposed development site sound level data for vehicle audible reverse alarms has been used to enable an assessment in the absence of any other identified source (Read paragraphs 5.6, 5.7 and Table 6 of the MEC Report).

The BS4142 assessment indicates “a significant adverse impact” scenario, in respect of the noise source used for the assessment, for those dwellings constructed within 300m to the south of industrial site. However, the consultant considers the approach adopted to provide a conservative assessment scenario and that development can proceed based on mitigation being provided to achieve the internal and external noise criteria recommended in BS 8233 and the WHO Guidelines on Noise and concludes that (see paragraph 6.2, 6.3 and 6.8 to 6.10 of the MEC Report). A range of mitigation options are outlined in Section 7 of the MEC Report, and which includes sympathetically orientating dwellings to reduce their exposure of noise sensitive elements from the sources mentioned, and the provision of acoustic fencing on garden amenity areas, and provision of suitably attenuated glazing and ventilation systems (read suggested mitigation in Table 6 and paragraphs, 7.4, 7.7, 7.8 and 7.12 of the MEC Report).

### **Southern Parcel of land (SNC Jurisdiction)**

The assessment for this parcel of land is undertaken in accordance with reference to external and internal noise criteria recommended in the World Health Organisation Guidelines on Community Noise and BS 8233:2014 Guidelines on Sound Insulation and Noise Reduction for Buildings (read Section 6 of the MEC Report). It identifies that in some areas of the site, existing sound levels are above the recommended internal and external noise levels for new dwellings and so a range of mitigation measures have been proposed to reduce noise levels at the proposed development to meet the recommended values as outlined paragraphs 6.4 to 6.7, 7.2 & 7.3 of the MEC Report). This includes sympathetically orientating dwellings to reduce their exposure of noise sensitive elements from the sources mentioned, and the provision of acoustic fencing on garden amenity areas, and provision of

suitably attenuated glazing and ventilation systems (read paragraphs, 7.4, 7.7, 7.8 and 7.12 of the).

It is commented in the noise report that the specific details of the noise mitigation measures will need to be dealt with at a detailed planning application stage and it recommended that this could be covered by suitably worded planning condition (read paragraphs 7.12, 7.13 and 8.6 of the MEC Report)

## **Comment**

Whilst I am generally satisfied that the noise impact assessment has been undertaken in accordance with the relevant standards and procedures it is not entirely clear from the BS4142 assessment whether there are any noise sources or not at the Brackmills Industrial Estate that will be noticeable at the proposed development site or extent to which these may affect those dwellings proposed within the southern parcel of land falling within this authorities jurisdiction. This situation perhaps may have been clearer if for example some reference was made in the report to the nature and type of industrial activities that are permitted to take place at those industrial/commercial units closest to the proposed development site, and details of any planning approvals since there may be some conditions that control some noise sources. However, it is recognised the approach adopted by the consultants in this respect that mitigation measures can be provided for those dwellings closest to that source and so assumed this prediction is relevant to the southern parcel of land as well.

It is also not clear whether any consideration has been given to likely changes in road traffic volumes on the Newport Pagnell Road that will occur as a result of this and other developments in that area and whether this will impact on the predictions in respect of noise from that source in the noise assessment which are based on measurement of the current road traffic use (i.e. as per Memorandum on the Calculation of Road Traffic Noise and the Design Manual for Roads for Bridges for example)?

Furthermore, no assessment has been provided in respect of potential impacts on existing noise sensitive uses from the construction phase of the proposed development and which is typically required as part of an Environmental Impact Assessment (i.e. as per BS 5228:2009 Control of noise and vibration from Construction and Open Sites for example). However, it is recognised that this can be dealt with prior to any development commencing at any detailed planning application stage by imposition of an appropriate safeguarding condition

Despite some of the uncertainties mentioned above, the report concludes that the aims of the National Planning Policy Framework can be achieved subject to suitable mitigation measures being applied at the development site but that the specific details of the noise mitigation measures will need to be dealt with at a detailed planning application stage and it recommended that this could be covered by suitably worded planning condition. The extent and detail of

which measures apply to which plots will therefore need to be clarified at such a point at a detailed planning application stage in the event of approval being granted in this instance and which may need to include with further information/modelling/assessment where necessary. Environmental Protection would therefore make no adverse comment subject to suitable condition's being imposed in this respect.

I trust these comments are self-explanatory but please do not hesitate to contact me direct on Ext 2280 if you have any queries regarding these.

Environmental Protection Officer  
Environmental Protection