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Mr Dean Fisher
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CW12 1LB

Dear Dean

Land off Henthorn Road, Clitheroe – Noise Screening Report

By email instruction from Dean Fisher of Gladman Developments Limited, Wardell Armstrong LLP was commissioned to undertake a noise screening assessment in support of an outline application for a proposed residential development at Land off Henthorn Road, Clitheroe, Lancashire.

The proposed development site is located to the south west of Clitheroe and currently comprises open land. To the north, the site is bordered by open land and a new residential development under construction. Beyond this is the Clitheroe Camping and Caravanning Club Site. To the east of the site is Blakewater Road on which lie residential dwellings. To the south the site is bordered by Henthorn Road with open land beyond. To the west is open land and a single residential dwelling, beyond lies additional open land and the river Ribble.

It is understood that this noise screening report will be submitted as part of an outline planning application for up to 110 dwellings over a site area of 5.2ha.

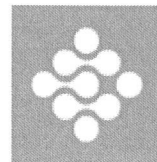


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Noise Screening

This noise screening report considers the various potential noise issues associated with the proposed development, both from existing sources and from sources associated with the development on existing and future residents.

Noise Assessment Criteria for Residential Development

Typically, local authorities will require the potential impacts of existing noise sources on the proposed residential area of a development to be assessed with reference to The National Planning Policy Framework (NPPF), the Planning Practice Guidance - Noise and World Health Organisation Guidelines for Community Noise, 1999 (WHO).

National Planning Policy Framework, 2018

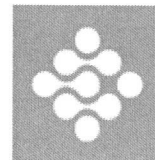
The National Planning Policy Framework within England provides Government policy and is a material consideration in planning policy and decision making. The NPPF seeks to avoid significant adverse impacts on health and on quality of life as a result of noise from a new development, including mitigation where appropriate, whilst recognising that existing businesses wanting to develop should not have unreasonable restrictions put on them because of changes in nearby land uses. In addition, areas of tranquillity which have remained relatively undisturbed by noise in the past should be protected from significant noise in the future.

Planning Practice Guidance- Noise

The Planning Practice Guidance states that noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. When preparing local or neighbourhood plans, or taking decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.

World Health Organisation Guidelines for Community Noise (WHO)

These guidelines suggest appropriate criteria and noise guideline levels for habitable rooms and external areas, of residential dwellings:



- The noise level to be attained in all living room areas of the proposed dwellings, arising from external noise sources, during the daytime and evening is 35dB L_{Aeq} (16 hour).
- The noise level to be attained in all bedrooms of the proposed residential dwellings, arising from external noise sources, during the night-time is 30dB L_{Aeq} (8 hour).
- The maximum instantaneous noise level to be attained in all bedrooms of the dwellings, arising from external sources, during the night-time is 45dB $L_{Af,max}$.
- WHO also proposes an external noise guideline level of 55dB L_{Aeq} (16 hour) during the daytime in outdoor living areas.

Development Impact Appraisal

Existing Noise and Vibration Sources Affecting the Development Site

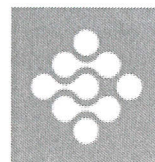
It is likely that the existing source of noise affecting the proposed development will be road traffic on Henthorn Road, Blakewater Road, and to a lesser extent, the remainder of the local road network.

There is a 20mph speed limit on Henthorn Road and Blakewater Road where they run adjacent to the site. Neither roads link any major towns or cities. Therefore, the noise levels at the development site due to traffic using these roads is not likely to be significant. Any noise from the remainder of the local road network is not likely to be significant, as the roads are some distance away from the site, or are screened from the developable area by existing dwellings.

The external and internal guideline noise levels are likely to be achieved across the development without the need for mitigation measures.

Potential Noise Sources Affecting Existing Receptors

It is considered that the net increase in local road traffic, due to the proposed development, may result in a small but imperceptible increase in noise at existing residential properties. However, this should be confirmed at the detailed design stage.



Conclusions

Road traffic on Henthorn Road and Blakewater road has been identified as the main source of noise affecting the proposed development site. However, this is not likely to have a significant impact at the proposed development.

The internal and external noise guideline levels are likely to be achieved across the development site without the need for mitigation measures.

Additional road traffic generated by the development is likely to result in a small but not perceptible increase in noise levels at existing sensitive receptors.

It is therefore considered that a full noise assessment is not required at outline planning stage.

Yours sincerely
for Wardell Armstrong

pp.

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