

Our ref: CMD/TD/GM10325/001

Date: 23rd October 2019

Digital ref:

Your ref:

Mr Dean Fisher
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Dear Dean,

Land off Henthorn Road, Clitheroe – Noise Screening Report

By email instruction from Dean Fisher of Gladman Developments Limited, dated the 11th June 2019, 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 site is divided into two parts with Henthorn Road dividing the two parts.

Land north west of Henthorn Road

This part of the site is bordered by open land to the north east, with existing dwellings on Blakewater Road beyond. To the south east, this part of the site is bordered by Henthorn Road, with the south eastern part of the site immediately beyond. To the south west, the site is bound by open land with the river Ribble beyond. To the north west, the site is bordered by an existing dwelling 'Siddows Hall' and open land.

Land south east of Henthorn Road

The north eastern boundary of this part of the site is bordered existing residential dwellings. To the south east, this part of the site is bound by open land with the Hellifield to Blackburn railway line approximately 200m beyond. To the south, the site is bound by open land and Pendleton Brook. To the south west, the site is bound by open land with LCC's Clitheroe Household Waste Recycling centre located 280m beyond. To the west, the site is bordered by an existing dwelling on Henthorn Road. To the north west, the site is bound by Henthorn Road with the north western part of the site immediately beyond.

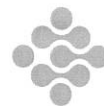


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Noise Screening

Consultation

The noise assessment methodology, detailing the scope of works to be undertaken, was sent to Ribble Valley Borough Council (RVBC) on June 11th 2019.

On the 8th August 2019 a response was received from Ms Nicola Clark, Environmental Health Officer of RVBC. Ms Clark had reviewed the noise sources identified in the noise assessment methodology, and suggested that the assessment should also consider the noise impact from the Clitheroe Household Waste Recycling centre. On the 30th August 2019 Ms Clark confirmed that a screening report would be sufficient to support an outline planning application for the proposed development.

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

Noise Assessment Criteria for Residential Development

Typically, local authorities require the potential impacts of existing noise sources on a proposed residential area of a development to be assessed with reference to the National Planning Policy Framework 2019, the Planning Practice Guidance – Noise and BS8233: 2014 ‘Guidance on sound insulation and noise reduction for buildings’.

National Planning Policy Framework, 2019

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, 2019

The Planning Practice Guidance (which is produced to clarify and sit alongside the NPPF), requires 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 making decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.



British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings

British Standard 8233 “Guidance on sound insulation and noise reduction for buildings” 2014, suggests the following guideline noise levels and states that they are based on guidelines issued by the World Health Organisation;

- 35 dB L_{Aeq} (16 hour) during the day time in noise sensitive rooms
- 30 dB L_{Aeq} (8 hour) during the night time in bedrooms
- 45 dB $L_{Amax,F}$ during the night time in bedrooms
- 50 dB L_{Aeq} (16 hour) desirable external noise levels for amenity space such as gardens and patios
- 55 dB L_{Aeq} (16 hour) upper guideline value which would be acceptable in noisier environments.

Development Impact Appraisal

Existing and future Noise Sources Affecting the Development Site

It is likely that the dominant source of noise affecting the proposed development site will be road traffic on Henthorn Road. Rail noise from the Hellifield to Blackburn railway line to the south east of the site and noise associated with the Clitheroe Household Waste Recycling centre, may also occasionally be audible.

Henthorn Road carries a 20mph speed limit where it runs through the site. The road is unlikely to carry a significant volume of traffic, as it is a narrow lane serving local destinations rather than a through road. Therefore, it is likely that noise guideline levels for external and internal living areas closest to the road can be achieved with, at the most, local mitigation measures.

Other roads in the area are at a significant distance away from the development site and so they will have little or no impact.

Noise associated with the Hellifield to Blackburn railway line and the Clitheroe Household Waste Recycling centre may occasionally be audible on the site. However, given the distances between the potential noise sources and the nearest boundaries of the site, it is unlikely the noise sources will have significant noise impact on the proposed development. Therefore, guideline noise levels for external and internal living areas closest to the noise sources can be achieved using local mitigation measures, if required.

Mitigation requirements, if required, could be confirmed at the detailed design stage and so should not affect an outline planning application.



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 increase in noise at existing residential properties. However, this is not likely to result in a perceptible change in noise level, therefore this should not be a determining factor at outline planning stage.

Conclusions

The recommended internal and external noise levels, applicable to road traffic noise, should be met with, at the most, local mitigation measures near to the road.

Any noise associated with the Hellifield to Blackburn railway line and the Clitheroe Household Waste Recycling centre is unlikely to be significant.

Additional road traffic generated by the development is likely to result in a small but imperceptible increase in noise levels at existing sensitive receptors.

Any mitigation requirements should be confirmed on a plot by plot basis at the detailed design stage.

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

Yours sincerely
for Wardell Armstrong

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