

Application Ref: 22/0484/FUL

Land At Brook Farm Daws Heath Road Hadleigh Essex

***Proposal: Construct 173No. dwellings including public open space, landscaping, access, drainage, parking, servicing, utilities and all associated infrastructure and ancillary buildings***

I have reviewed the submitted documentation for the application and have the following comments:

The proposed development site is at Brook Farm, Daws Heath. The site is located in a predominantly residential area. To the west of the site is the Daws Heath Road, to the north is Bramble Road.

Proposals for the development are for 173 dwellings, associated parking and landscaping.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Method for rating and assessing industrial and commercial sound.

Given the proximity of proposed construction to neighbouring noise sensitive properties such as residential areas, it is possible that site clearance, preparation and construction noise may impact nearby receptors and will have to be taken into consideration by the applicant and their contractors.

We would expect to see the following standards achieved internally:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 L <sub>Aeq</sub> , 16hour	-
Dining	Dining Room / Area	40 L <sub>Aeq</sub> , 16hour	-
Sleeping (daytime resting)	Bedroom	35 L <sub>Aeq</sub> , 16hour	30 L <sub>Aeq</sub> , 8hour 45 L <sub>Afmax</sub>

1. These levels are derived in part from Table 4 of BS8233:2014 and also World Health Organization figures. The figures from BS8233:2014 are themselves derived from World Health Organization values.
2. The notes to Table 4 of BS8233:2014 apply to the interpretation of the above figures.
3. It is also expected that to achieve an acceptable internal noise climate that individual noise events shall not exceed 45dB LAFmax on a frequent basis. The acceptability of the frequency of events will depend on the level of exceedance of the 45dB LAFmax criteria. Up to 10 events may be acceptable for small exceedances (<5dB) whilst for high exceedances (>=5 dB and <10 dB) less than 5 events will be acceptable. Events in excess of 10 dB above 45 dB are not permitted.

The maximum day time noise level in outdoor living areas exposed to external road traffic noise should not exceed 50dBA Leq 16 hour [free field].

The submitted acoustic assessment prepared by 'Arden' Report Ref: W461-02, dated June 2022 adequately demonstrates that the site is suitable for residential development subject to the recommendations included in the report., noise levels described in BS8233:2014 and WHO

Guidelines for Community Noise can be achieved for internal noise levels in all habitable rooms and external areas of the development.

I do not offer an objection to the application and suggest the following to protect future occupants from internal and external noise sources.

The design and structures of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

**Reason:** To ensure that the amenities of future occupiers are protected.

Prior to commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

**Reason:** To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

**Reason:** To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.