

Our ref: CMD/NA/LE12407/001

Date: 26th September 2014

Digital ref:

Your ref:

Ms Emma Tutton
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Dear Emma,

Land off Milltown Way, Leek – Noise Screening Report

By email instruction dated the 9th May 2014 from Ms Emma Tutton of Gladman Developments Limited, Wardell Armstrong LLP was commissioned to undertake a noise assessment and prepare a letter report for a proposed residential development at land off Milltown Way, Leek.

The proposed development site is located in the town of Leek in a semi-rural area approximately 15.7km northeast of Newcastle-under-Lyme. The site currently comprises open land and wooded areas. To the north, east and west the site is bordered by existing residential properties. To the south the site is bordered by one existing residential property with open land beyond.

The proposed development comprises up to 140 dwellings and associated infrastructure. The letter report will be submitted as part of an outline planning application.

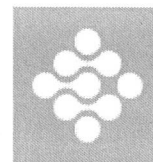
Noise Screening

The noise screening 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 and World Health Organisation Guidance for Community Noise (WHO).





National Planning Policy Framework, 2012

The current planning policy framework within England provides guidance on the aim of planning policies and decisions. These involve avoiding significant adverse impacts on health and of 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 should be protected.

Planning Practice Guidance

The Planning Policy 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 limits for habitable rooms and external areas, of residential dwellings.

- The noise limit 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 limit 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 limit of 55dB _{L_{Aeq} (16 hour)} during the daytime in outdoor living areas.

Development Impact Appraisal

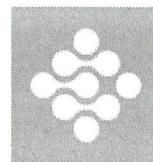
Existing Noise Sources Affecting the Development Site

It is likely that the dominant existing source of noise across the development site would be road traffic on the local road network, in particular the A523 and the A520.

Potential Noise Sources Affecting the Proposed Development

Due to the development's semi-rural location on the edge of Leek, the potential noise impact from existing road traffic is unlikely to be significant. Therefore the required external and internal noise limits, applicable to road noise, should be achieved across the development without the need for mitigation. However this will be confirmed at the detailed design stage.

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 be a perceptible change in noise level, therefore this should not be a determining factor at outline planning stage.



Conclusions

Road traffic on the A523 and the A520 has been identified as the main contributing source of noise affecting the proposed development; however this 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.

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

Yours sincerely
for Wardell Armstrong

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