



Dealt with by: Environmental Health

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Date: 4th June 2026

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Stonehouse Farm, Ash Bank Road, Werrington,
Staffordshire, ST9 0JR**

PROPOSED DEVELOPMENT

**Demolition of existing buildings on site and
erection of Class E retail unit, alongside access, car
parking and associated works**

Potential Areas of Environmental Concern

1. Car park and delivery noise (Insufficient information/mitigation).

Comments ref: Technical Note Ref: 90229/TN Date 1st May 2026

Predicted car park sound levels: The main noise impact assessment (NSL Ref. 90229/PNA Dated 10th March 2026) has assessed car park noise under each car movement and customer speech.

These are predicted to cause noise impacts at Laeq 44dB over 1 hour in the nearest garden in a worst-case scenario. But the assessment does not acknowledge car doors slamming, loud radio noise, engine idling, horn sounding or loud exhausts in setting a predicted noise impact level. These types of noise will create significantly loud and intrusive noise impacts in the garden areas, there is also potential this noise will adversely impact internal sound levels. Nowhere in this assessment or technical note have these loud instantaneous impacts been considered. The nearest gardens to this car park will be approx. 2m away as they would share a common boundary, so the predicted 44dBA is not completely representative of the likely noise impacts nor is the use of Laeq 1 hour an accurate representation of noise impacts in cases such as this.

Comparison with criteria levels: The use of BS8233:2014 Guidance on sound insulation and noise reduction for buildings to explain how this development will not impact amenity is not appropriate.

The scope states – “This British Standard provides guidance for the control of noise in and around buildings. It is applicable to the design of new buildings, or refurbished buildings undergoing a change of use, but does not provide guidance on assessing the effects of changes in the external noise levels to occupants of an existing building.”

Use of other legislation: the technical note proposes that loud radios and exhausts should be dealt with under other legislation. It is not clear what legislation is being proposed on this proposed private car park. The impact to amenity is under consideration here. If loud noise was being caused by idling engines, loud exhausts or radios then the potential for future operational staff to control would be difficult without car park security, so this noise should be considered at the planning stage.

Mitigation: No mitigation has been proposed to mitigate car park noise. The potential to mitigate noise through operational control post construction would be limited e.g it is unlikely staff in the shop could realistically request customers to turn off engines or turn down radios. As the site sits on a relatively severe slope the effectiveness of an acoustic barrier would be compromised.

Summary: The noise impact assessment and technical note have not considered all noise generated by the car park. It is selective in the noise impacts likely to be caused and does not consider the intermittent loud noise sources which will compromise the residents’ enjoyment of their gardens. There is also potential that noise from the car park will cause adverse increases inside the houses. The cumulative impact of the store, plant, delivery and car park noise has the potential to significantly and adversely impact the amenity of the nearest residential properties.

Recommendation

Environmental Health recommend refusal to this application due to concerns the amenity of adjacent residential properties will be adversely impacted by noise. Please also see memo dated 21st April 2026.

Informative/Other Matters

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.

Regards,
Environmental Health