

Noise Assessment Report

Re: Outline Planning application

Proposed Residential Development for up to 7 Dwellings

On

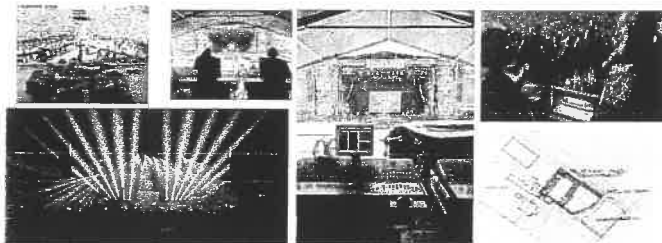
Land to the East of Kirkby Mallory, Leicestershire:

On behalf of :

Mr J Lawrence

Steve Leeland

Acoustics & Noise Control



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Introduction:

Steve Leeland Acoustics and Noise Control was appointed by The applicants to consider the the planning issues relating to the proposed development of the land to the East of Barwell Road, Kirkby Mallory, Leicestershire. In relation to an outline application. At this stage it is considered that a statement of intent would be sufficient to satisfy any potential noise issues. A full submission of any noise mitigation, to be incorporated into the proposed dwellings would be necessary at the full plans submission stage. The noise issue, which is known to be most pertinent to this application, would be noise from the nearby Mallory Park Race Circuit.

Discussion:

The location of this proposed development is close to the Mallory Park Race Circuit. Mallory Park Race Circuit is a nationally renowned venue and has been for many years. It would be unreasonable for anyone, who lives nearby, to expect, not to hear the circuit when it is in use. However, the current operators, who have control of the circuit, have committed to trying to operate the venue in a responsible and controlled manner. An Abatement Notice, that the circuit operates under, aims to prevent Statutory Nuisance. This notice has been in force for a number of years, and has allowed the circuit to be operated in such a way as to cause minimal disturbance to the local residents.

The location of the proposed development site is bounded by existing residential properties that are closer to the race circuit. The current restrictions on the circuit already protect these existing properties and as such, the proposed development would not be subjected to any more significant noise than the existing properties.

If the development is submitted for full planning permission, the Developer should be required to demonstrate that the dwelling will be constructed to meet the requirements of **BS8233-2014 Guidance on sound insulation and noise reduction in buildings**. This would ensure a satisfactory noise climate for the dwellings can be achieved.

Conclusions:

It is my professional opinion that the proposed development of this site, as contained within this application would not be adversely affected by noise generated from the Nearby Race Circuit. Detailed specifications of sound insulation in the building elements may be conditioned as a requirement at the full planning application stage.

Steve Leeland is an ex Local Authority Environmental Health Officer, with 18 Years experience of Pollution Control, and in particular, Noise and Nuisance Control and Enforcement. For the last eleven years he was the lead officer for noise, licensing and anti social behaviour at North West Leicestershire District Council Responding, and commenting, on planning applications in relation to noise issues gaining many years of invaluable experience.

DISCLAIMER

The preparation of this report by Steve Leeland has been undertaken within the terms of the brief and the terms of the contract, using reasonable skill and care and taking account of the resources devoted to it by agreement with the client. I disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and I accept no responsibility of any nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The opinions and interpretations presented in this report represent my reasonable technical interpretation of the data made available to me. However, due to the uncertainty inherent in the estimation of all parameters, we cannot, and do not guarantee the accuracy or correctness of any interpretation and we shall not, except in the case of gross or wilful negligence on our part, be liable or responsible for any loss, cost damages or expenses incurred or sustained by anyone resulting from any interpretations of this information. Steve Leeland Acoustics and Noise Control accepts no responsibility for data provided by others.

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Quality Assurance

Issue / Revision	Date	Author
V1.1 Final	01/02/2020	Steve Leeland