

Mr. Cameron Cook
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Our Ref: LE/Environment/243693/P01
Contact: Lucy Elmer, Associate - Acoustics
Direct Dial: 07384 467702

Date: 27 March 2024

Dear Mr. Cook,

BWB has been instructed by Richborough Estates Limited to determine the requirement for a noise assessment to support an outline planning application for Phase 2 of a residential development at Newbold Verdon.

From review of available aerial photography and online mapping data, the main source of noise in the area is likely to be from distant road traffic along Brascote Lane and noise associated with the nearby Cricket Club and playing fields.

BWB have previously undertaken a noise assessment to support an outline application for the site to the south (planning reference: 23/01037/OUT) which is currently awaiting a decision. The noise assessment submitted for this adjacent site includes the results of a baseline noise survey undertaken to inform the assessment. The results of the survey indicated that noise levels due to road traffic were up to 58dB L_{Aeq,16h} during the daytime and 50dB L_{Aeq,8h} during the night-time for proposed properties situated closest to Brascote Lane.

As the proposed development is situated further back from Brascote Lane (approximately 130m), noise from road traffic is unlikely to be significant. It is considered that the recommended external noise levels of 55dB L_{Aeq,16h} in garden areas, and internal noise levels of 35dB L_{Aeq,16h} and 30dB L_{Aeq,8h} during the daytime and night-time respectively in noise sensitive rooms, in line with BS8233:2014¹ could be achieved without any mitigation measures. The existing residential developments to the west and the proposed dwellings associated with the adjacent application site, may provide additional screening from road traffic noise, reducing predicted noise levels further.

A review of the operations of Newbold Verdon Cricket Club shows that the cricket pitch hosts matches during the daytime only, and noise levels associated with this are unlikely to be significant at the closest proposed dwellings.

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¹ BS8233:2014 Guidance on sound insulation and noise reduction for buildings

Consultation has been undertaken with Mr. Giles Rawdon, Environmental Health Officer at Hinckley and Bosworth Borough Council, by email dated 19th March 2024, detailing the observations stated above. A response was received on 21st March 2024 stating that a full noise assessment was not required to support the application.

To this end, BWB are satisfied that a noise assessment is not required to support the outline planning application.

We trust the above is clear, however please do not hesitate to contact us should you require any further information.

Yours Sincerely



Lucy Elmer
Associate, Acoustics