

Ref: P26-266-M01v1
Project: Land off Workhouse Lane, Burbage - Condition 13
Date: 2 October 2026
To: Rebecca Crann, Cameron Homes Limited
From: George Zelenovic BSc MSc MIOA – Acoustic Consultant

Subject: Assessment of External Garden Noise

1. Hepworth Acoustics was commissioned by Cameron Homes Limited to carry out a noise impact assessment of the external gardens of the proposed dwellings in connection with a reserved matters planning application pursuant to the outline approval for the residential development of the site known as Land off Workhouse Lane, Burbage, as allowed on appeal, as per PINS reference
2. The appeal decision includes Condition 13, which states the following:

“No development approved by this permission shall be commenced until details of noise mitigation to be incorporated as part of the development as well as a timetable for the provision of mitigation measures has been submitted to and approved in writing by the local planning authority. The approved measures shall be provided in accordance with the approved timetable and thereafter they shall be retained.”

3. The site is bounded by Workhouse Lane to the northeast, by existing residences to the northwest and, generally, by open fields to all other sides, plus a further existing residence to the southeast.
4. Workhouse Lane is a no-through road that carries very limited amounts of traffic. The M69 motorway runs southeast/northwest at a distance of about 300m southeast from the closest part of the site, across intervening land predominantly of open fields.
5. A survey of prevailing noise levels at the site was carried out over a continuous 24-hour period commencing at 0800hrs on Monday 3 August 2026. The measurement location, presented in **Figure 1** is representative of the closest area of proposed residential development to the M69, as described in the Hepworth Acoustics reserved matters noise assessment report for the scheme, report ref: P26-266-R01v1, dated 10 August 2026.
6. The assessment of the external garden areas has been requested by the EHO in order to fully discharge Condition 13 of the planning permission as there were concerns to potential adverse noise impact.

Acoustic Criteria

7. Condition 13 of the relevant outline planning consent does not provide specific noise criteria for the reserved matters scheme. Accordingly, Clause 7.7.3.2 of BS 8233 states that “it is desirable that the external noise level does not exceed $50\text{dB } L_{Aeq,T}$, with an upper guideline value of $55\text{dB } L_{Aeq}$, which would be acceptable in noisier environments”.

Noise Survey & Assessment

8. A baseline noise survey has been carried out at the site. Full details of the noise survey can be found in our previous report ref: P26-266-R01v1, dated 10 August 2026.
9. The location for the noise measurement position is detailed in **Figure 1**.
10. Based on that survey, the overall road traffic noise levels for the daytime are summarised in **Table 1**.

Table 1: Overall daytime road traffic noise

Description	Noise level (dB)
Daytime (0700 -2300hrs)	58

11. A computerised noise model of the development site and surrounding roads was developed using DataKustik CadnaA noise modelling software.
12. This has been calibrated to the measured daytime $L_{Aeq,16hr}$ noise level measurements at the closest area of proposed residential development to the M69.
13. The road traffic noise propagation model of the average daytime noise levels (dB $L_{Aeq,16h}$) was calculated using the CRTN (1988) procedure.
14. The noise model plots for the external gardens without noise mitigation is presented in **Figure 2**.
15. **Figure 2** demonstrates that noise levels in the gardens of all plots will be within the BS 8233 upper guideline value of 55 dB $L_{Aeq,T}$. In most cases this applies to the entire area of the proposed gardens, where in a small number of gardens, specifically plots 15, 20 and 33, more than 50% area is within the upper guideline value.
16. Nevertheless, in order to ensure robustness, the gardens of plots 15, 20, 33 should utilise 1.8m high fences along the boundary.
17. The acoustic barrier must be imperforate (i.e. have no holes or gaps) and have a surface mass no less than 10 kg/m². If formed of timber it should be at least 20mm thick and have double-rebated boards; cover strips; and gravel boards at the base. Gates, where necessary, in the fencing would be acceptable as long as they are built to the same standard as the acoustic fencing.
18. Suppliers of proprietary acoustic fences include Jacksons Fencing (jacksons-fencing.co.uk), Guardian Fencing (guardianfencing.com) and Ransford's (ransfords.co.uk).
19. A solid brick wall with no gaps of the same height would be a suitable alternative.



Key:

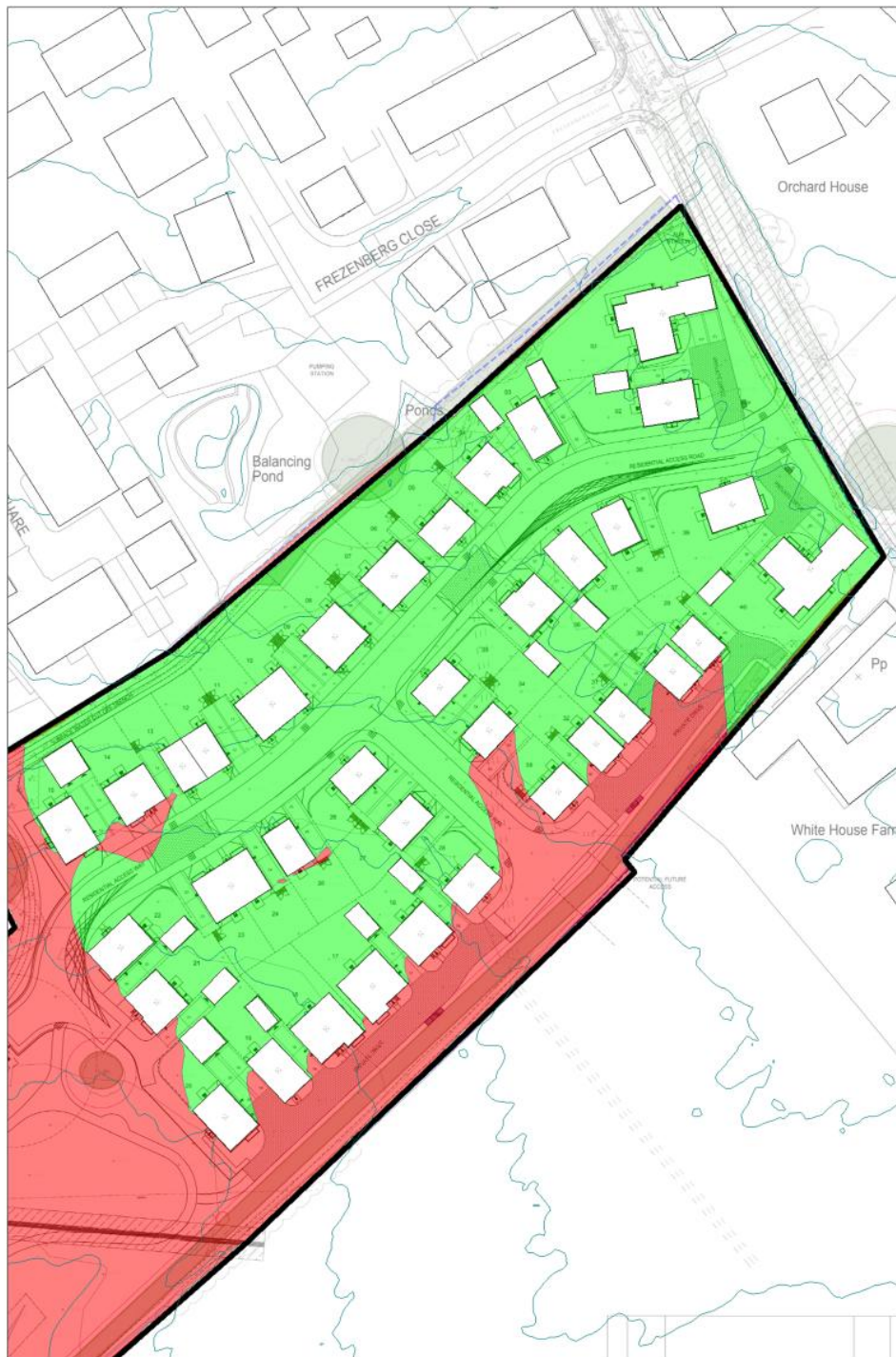
Do not scale from this figure

Project: P26-266

Ref: **Figure 1**

Title: Site location and noise measurement position

hepworthacoustics



Key:



- > 55 dB

- < 55 dB

Do not scale from this figure

Project: P26-266

Ref: **Figure 2**

Title: External Garden Noise Contour – No Acoustic Barrier

hepworthacoustics