

From: Steve Williams
Sent: Wednesday, June 22, 2022 2:16 PM
To: Joann Meneaud
Subject: 20/00315/OUT Land at Hill Farm, Hempsted

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Dear Joann,

Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

Noise: The submitted noise assessment appears satisfactory and predicts, that with the installation of appropriate glazing and ventilation systems, internal noise levels should achieve the BS8233:2014 recommended levels. In terms of external noise levels, the assessment recommends that the garden areas of the dwellings nearest to the A430 should be on the screened side of the dwellings in order to achieve the BS8233:2014 recommended upper limit (55dB 16hr) for external areas.

Additionally, in terms of residential amenity, I would recommend that there is sufficient standoff distances between the proposed development and the A430 and consideration given to a noise barrier parallel to the road so that noise levels, at the front of the dwellings facing and with a line of sight to the A430, are minimised as the noise assessment suggests noise levels could be around 65dB 16hr which may interfere with speech intelligibility.

Therefore, when the site layout has been finalised, the applicant should submit a revised noise assessment detailing the proposed glazing and ventilation products to be installed and the noise mitigation measures for external amenity areas and confirm that both internal and external noise levels will meet the recommendations of BS8233:2014.

Construction Phase Nuisance: In order to ensure that any nuisance from noise, vibration and dust emissions during the construction phase is minimised, the applicant should submit a Construction Environmental Management Plan detailing the measures to monitor and mitigate these emissions for approval.

Regards,

Steve Williams
Senior Technical Officer (Technical Services)