

Application Ref: 21/1137/FUL

Land Rear Of 248 Hart Road Thundersley Benfleet Essex SS7 3UQ

Proposal: Demolish existing building and stables and construct 46No. affordable dwellings including open space, playspace, landscaping and associated access, infrastructure and parking arrangements

The application site is located to the south of Hart Road. Residential properties, Hart Road and small woodland blocks form the northern and eastern boundaries of the proposed site. Cedar Hall school is to the west with agricultural fields to the south.

The main source of noise on the application site would emanate from Hart Road via vehicular movement. However, the site is somewhat set back from the carriage way, behind an existing line of dwellings on the south side of Hart Road. Noise pollution is therefore considered to be fairly minimal.

The west boundary is adjacent to Cedar Hall School, which aside from peak drop off/pick up times, and at break times has been assumed that it would not be deemed to produce an extensive amount of noise but has not been assessed.

The east and south boundaries are predominantly bounded by open fields and landscape features such as trees and hedges and therefore is reasonable that it would not be deemed to provide noise disturbance.

The proposal is for a development of up to 46no. residential dwellings, split between two and three bedroom houses, with associated car parking, private gardens and open green space.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF).

Units 30 to 44 are at the boundary of Cedar Hall school, and it is essential that appropriate façade design is employed to protect future occupants from noise from the school

No information has been provided assessing the potential noise impact from the school and road traffic.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.