

Application Ref: 23/0085/OUT

Land East of Rayleigh Road Thundersley Essex SS7 3UB

Proposal: Outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.

The site comprises existing agricultural land and is located adjacent to the A129. The site is bound to the north by Rayleigh Retail Park, to the east by open grassland and to the south by existing residential dwellings on Daws Heath Road.

With a development such as this we would expect to see the following internal noise standards achieved:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 L _{Aeq} , 16hour	-
Dining	Dining Room / Area	40 L _{Aeq} , 16hour	-
Sleeping (daytime resting)	Bedroom	35 L _{Aeq} , 16hour	30 L _{Aeq} , 8hour 45 L _{Afmax}

1. These levels are derived in part from Table 4 of BS8233:2014 and also World Health Organization figures. The figures from BS8233:2014 are themselves derived from World Health Organization values.
2. The notes to Table 4 of BS8233:2014 apply to the interpretation of the above figures.
3. It is also expected that to achieve an acceptable internal noise climate that individual noise events shall not exceed 45dB LAFmax on a frequent basis. The acceptability of the frequency of events will depend on the level of exceedance of the 45dB LAFmax criteria. Up to 10 events may be acceptable for small exceedances (<5dB) whilst for high exceedances (>=5 dB and <10 dB) less than 5 events will be acceptable. Events in excess of 10 dB above 45 dB are not permitted.

The maximum day time noise level in outdoor living areas exposed to external noise should not exceed 50dBA Leq 16 hour [free field].

If a full application is submitted, details should be submitted to support the application of the layout and internal arrangement within buildings. Details should ensure that:

- Large family units are not situated above smaller units.
- Similar types of rooms in neighbouring dwellings are stacked above each other or adjoin each other.
- Halls are used as buffer zones between sensitive rooms and main entrances, staircases, lift shafts, service areas and other areas for communal use.

Unless plans show a suitable layout of rooms, enhanced sound insulation between unsuitably stacked/adjoined rooms/areas will be required.

An enhanced sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] of at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling] would be preferred.

Given the proximity of the proposed development to neighbouring noise sensitive properties, it is possible that site clearance, preparation and construction noise may impact nearby receptors and will have to be taken into consideration by the applicant and their contractors.

Based on the submitted baseline acoustic assessments and results and recommended mitigation measures, the site seems suitable for residential development in relation to noise/vibration considerations. As I would have no objections to a full application. I would suggest the following should you be mindful to grant the application.

Suggested conditions:

Internal/External noise levels

A noise assessment shall be submitted to the Council for approval of external noise levels incl. reflected and re-radiated noise and details of the sound insulation of building envelopes, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings. No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to residential development units in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

A construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 07:00 – 19:00 Monday to Friday daily, 08:00 – 13:00 Saturdays No works to be undertaken on Sundays or bank holidays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site

In respect of any proposed external mechanical plant, the external noise levels emitted from such plant/ machinery/ equipment shall ensure that the rating level of the noise emitted from any proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 + A1:2019 “Methods for rating and assessing industrial and commercial sound.”

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report,

confirming the remediation has being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.