

Hilton Parish Council objections to DMOT/2019/0885

Approval of details required by condition 6 of permission ref 9/2019/0419 (relating to approval of reserved matters for layout, scale, appearance and landscaping pursuant to outline permission ref. 9/2017/1293)

The grounds for objection are as follows:

Data not sufficient for assessment

The defined plan for taking noise readings was from 1pm Friday 28 June – 1pm Monday 1st July from 2 meters. This gives a total of 144 hrs of readings.

Due to noise interference, and a meter falling over, only 91.5 hrs of data was collected – a loss of 37%.

Only 12% of the data was from a working day; 88% was over the weekend when the traffic, and therefore the noise, would be less.

On this basis the data recorded is insufficient and unrepresentative for a thorough assessment

No assessment presented on overheating risk

The Noise Assessment offers the use of double glazed windows / acoustic passive ventilation to achieve the required internal noise levels. However there has been no consideration of the overheating consequences in the Assessment.

A detailed assessment should be carried out of the overheating condition in the Acoustic Design Statement as required by the ProPG guidelines (extracts below).

ProPG: Planning & Noise; Professional Practice Guidance on Planning & Noise; New Residential Development; May 2017 states:

*2.36 In addition to providing purge ventilation, open windows can also be used to mitigate overheating. Therefore, should the LPA accept a scheme is to be assessed with windows closed, but this scheme is reliant on open windows to mitigate overheating, it is also necessary to consider the potential noise impact during the overheating condition. **In this case a more detailed assessment of the potential impact on occupants should be provided in the ADS.** It should be noted that overheating issues will vary across the country and **any specific design solutions will need to be developed alongside advice from energy consultants.***

2.72

*h) Reasonable steps should be taken to minimise overheating during summer months through good design¹. Where openable windows / ventilators are proposed to mitigate overheating and **where the internal noise level guidelines are likely to be exceeded when they are open a more detailed assessment of the potential impact on occupants during the overheating condition should be provided in the ADS.** This more detailed assessment may include:*

- (i) *the alternative design measures considered / applied to reduce noise impact on occupants,*
- (ii) *the expected internal noise levels when windows / ventilators are opened to provide relief from overheating, and*
- (iii) *an estimate of the amount of time that windows are likely to be open to provide relief from overheating (see above and Supplementary Document 2 Section 2.4). It should be borne in mind that it can be difficult to undertake detailed overheating calculations at the planning stage as the required information may not be available (particularly for smaller schemes). (Stage 2 Element 2).*

Acoustic fencing

The mitigation for the external noise problem is acoustic fencing. Typically such fencing will reflect/deflect the noise and not absorb it.

The noise assessment does not model, or comment on, the impact on residents adjacent to the development who will receive the deflected sound.

Summary

Hilton Parish Council believes that this assessment does not discharge Condition 6.

A comprehensive assessment should be prepared in line with the ProPG guidelines and practice exhibited in other planning applications made to South Derbyshire District Council; particularly in respect of the overheating risk and the wider consideration of the mitigation actions. Further readings should be taken which deliver the volume of data that the consultants considered necessary at the outset which reflects, more fully, the noise during the working week.