

Leslie Manning

From: [REDACTED]
Sent: 12 June 2017 14:52
To: [REDACTED]
Subject: planning department complaint - what do you think?

I [REDACTED] of [REDACTED] Wellington Close, Froghall Fields, Flitwick, Beds wish to make a formal complaint against Central Bedfordshire Planning Department, for passing the 'Environmental Noise Assessment' which was carried out by 'noise.co.uk' for their client 'Bovis Homes'.

I believe that Central Bedfordshire planning department passed the Environmental Noise Assessment (report No. 15417-1 dated 17th Nov 2014) which was proposed by Bovis Homes, despite the fact that **NO** noise recordings were taken from the Rufus Centre. In doing this I believe they have been negligent.

The result of this negligence being that many homes which are located in close proximity to the building are suffering from noise pollution in excess of the 'Local Authority' recommendations which are:

External Noise criteria - 55dB

Internal Noise Criteria - Daytime 35dB, Nighttime 30dB, Nighttime (LAmax) 45dB.

In fact recordings have been taken by [REDACTED] whose house that can be seen marked next to the Rufus centre below, on a regular basis at weekends of:

External Noise - 85-95dB

Internal Noise – Daytime 70dB, Nighttime 75dB.

Please review my findings below:

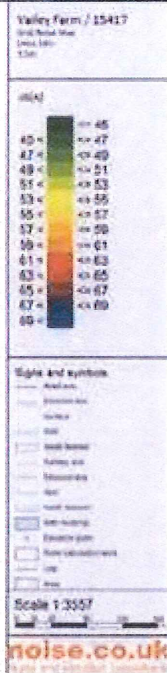
1) The report states: 'noise.co.uk has been instructed by Bovis Homes Central to undertake an environmental noise assessment at Land off Steppingley Road and Froghall Road to access the impact of environmental, road traffic and rail noise on a proposed residential development.' (This should have included **ALL** environmental noise including the Rufus Centre).

2) In 4.4.1 the report states that 'Planning policies and decisions should aim to: 'ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties. (This has not been accomplished in regards to the Rufus Centre.)

3) The recordings in the report were taken over a typical 'weekday' period between the 28th and 30th October 2014, not at weekends. (The Rufus Centre is a conferencing suit, typically holding wedding receptions and parties at weekends).

4) The report states: 5.4 Measurement Locations - The fixed monitoring equipment was positioned to measure representative sound pressure levels over a typical weekday period at the worst affected facades of the site. (although the Rufus Centre is clearly indicated on every map and diagram on this report, it has been ignored). See graphics below:

An aerial photograph showing a large, rectangular, dark-colored building complex, possibly a military installation or industrial site, surrounded by green fields and roads. The complex is composed of many small, dark rectangular structures arranged in a grid-like pattern. It is situated in a rural area with green fields and roads visible.



5.4.2. All microphone positions were free field and 1.5m from the ground. The monitoring location can be seen in Figure 2.

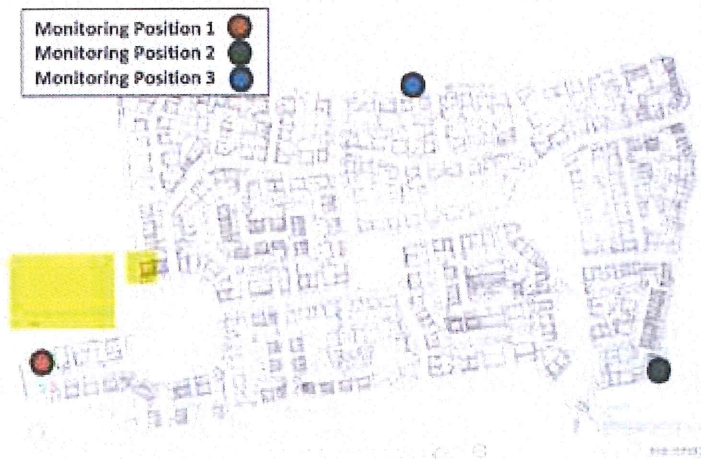


Figure 2 - Noise monitoring location on site

5) In 6.2 External Noise Criteria - The report states that 'The Local Authority require that external amenity space/private gardens meet the 55dB LAeq,16hr WHO criteria. The Following SoundPLAN map has been produced to show the areas on the development, where the noise is predicted to be under 55dB. [REDACTED] house is shown as (This is not the case).



Figure 7 - Grid noise map @ 1.5m indicating areas under 55dB

- 6.2.2. The SoundPLAN model in Figure 7 shows that the Local Authority criteria is expected to be met for the garden areas.
- 6.2.3. Full data tables have been provided in the Appendix.

The Conclusion of the report is as follows:

8.1.2 The Local Authority criteria was considered and was determined to be met for all the garden areas on the site. (Clearly not where the Rufus Centre is involved).

8.1.3 Suitable mitigation in the form of a glazing configuration has been specified to allow even the worst affected properties to achieve the internal criteria required by Local Authority. (Clearly not where the Rufus Centre is involved).

8.1.4 We strongly recommend that this report be passed to the Local Authority for approval before any works are carried out. (This report was approved by the Planning Department despite it being obvious that the Rufus Centre had not been taken into consideration).

May I also draw your attention to the noise report regarding the 'Railway Line'CB/13/00728' page 16 entitled 'Noise Assessment'. It states "This assessment contained within this report determines the potential impact of the railway on the proposed development. The railway has the potential to generate noise levels that could provide disturbance to the future occupants of the development".

National Policy Statement for England.

2.2 National Policy Statement for England

The Noise Policy Statement for England (NPSE) seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. The statement applies to all forms of noise, including environmental noise, neighbour noise and neighbourhood noise.

The statement sets out the long-term vision of the government's noise policy, which is to "promote good health and a good quality of life through the effective management of noise within the context of policy on sustainable development".

The NPSE promotes the effective management and control of noise, within the context of Government policy on sustainable development and thereby aims to:

- avoid significant adverse impacts on health and quality of life;
- mitigate and minimise adverse impacts on health and quality of life; and
- where possible, contribute to the improvements of health and quality of life.

The NPSE adopts established concepts from toxicology that are currently being applied to noise impacts. The concepts detail noise levels, at which the effects of an exposure may be classified into a specific category. The classification categories as detailed within NPSE are as follows:

- Observed Effect Level (NOEL) - the level below which no effect can be detected. Below this level no detectable effect on health and quality of life due to noise can be established;

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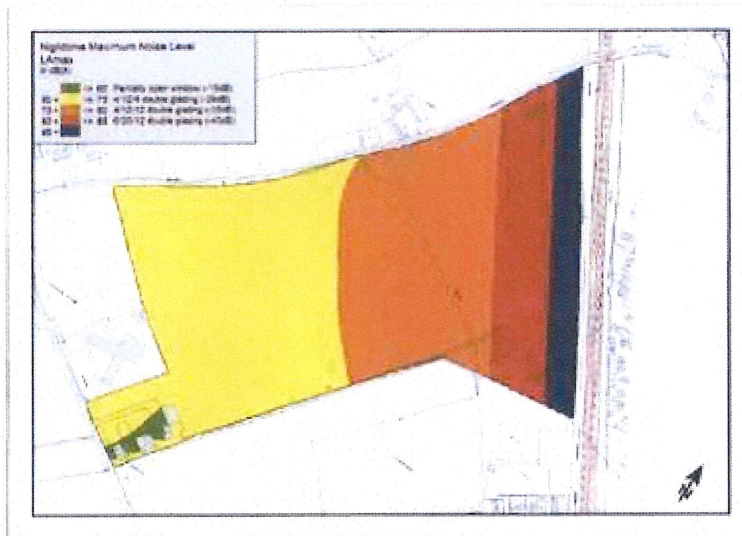
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Old Road Securities – Valley Farm, Flitwick – Noise Assessment

- Lowest Observable Adverse Effect Level (LOAEL) - the level above which adverse effects on health and quality of life can be detected; and
- Significant Observed Adverse Effect Level (SOAEL) - the level above which significant adverse effects on health and quality of life occur.

Assessment Criteria see figure 4: page 15 - This states that the nighttime maximum noise 'blue area' under 85 decibel is 'potentially unsuitable for residential accommodation due to the high maximum noise levels expected by this area'. Yet [REDACTED] outside noise levels have reached levels of 85-95dB?.

Figure 6: façade types for nighttime maximum noise mitigation



The results presented in Figure 6 show that some form of façade mitigation is required across the entire site. To meet the requirements close to the railway, high performance double-glazing is required in the red shaded area. In addition, there is a blue shaded strip that extends approximately 35 m from the site boundary with the railway where even the high performance glazing is not expected to provide sufficient mitigation to achieve acceptable internal L_{Amax} levels.

It should be noted that these predictions are based on the assumption of an empty site. There is currently no building layout on which to provide a detailed assessment that includes the effects of the screening that will be provided by the buildings that will comprise the development. Those buildings are likely to provide significant levels of acoustic screening and reduce noise levels for areas located furthest from the railway. As such, the requirements for the more efficient façade treatments may reduce once a detailed site layout has been developed. However, the results provided within this report can be considered to be a worst-case assessment in terms of the areas that require noise mitigation.

The blue shaded area located closest to the railway is potentially unsuitable for residential accommodation due to the high maximum noise levels experienced by this area. It may be possible to provide acceptable internal noise levels for residential properties within this area; however, very high specification glazing and ventilation will be required and the requirements for this are beyond the scope of this report.

However, the masterplan accommodates non-residential use proposals in this area that are less sensitive to noise. If non-residential buildings are to be placed within this region, it should be ensured that the presence of any non-residential buildings is screened to the

The result of an incorrect 'Environmental Noise Assessment' and subsequent poor planning means that people who have paid a lot of money for their dream homes are now stuck in a situation where lack of sleep and distress is having an adverse impact on health and the quality of life, loss of enjoyment of their new home, and also the potential loss of value of homes.

The result that I want, considering the fact that the planning permission cannot now be withdrawn, is for the noise to be reduced in line the Local Authority guidelines e.g.. 35 dB day, 30dB night, for ALL residents.

Please acknowledge the receipt of this complaint. I look forward to receiving your comments.