

From: Cattle, Karen
Sent: 4 Jul 2019 10:55:19 +0100
To: Cooper, Kerri
Subject: FW: DC/19/1010/RM Land adjacent to Haverhill Business Park, Bumpstead Road, Haverhill

Dear Kerri,

I refer to our recent discussion with regard to the above Reserved Matters Application and the submission of details under Condition 2 of the Outline Planning Application DC/15/2424/OUT to look at the appearance, landscaping, layout, parking and scale of the proposed development.

The application is supported by the proposed site plan Ref: 6502-49 D dated April 2019. The layout and scale of the development would appear to be significantly different from the previous Framework Plan Ref: 15016/TP/004 submitted in support of the Outline Application.

The Outline Application was supported by an Environmental Noise Assessment undertaken by Sharps Redmore in October/November 2015, Ref: 1515442. The noise assessment was based on the Framework Plan which indicated 8 units across the site including three units (SW1U1, NW1U1 and NW2U1) on land to the West, backing onto Helions Bumpstead Road. The report concluded that noise could be sufficiently attenuated in the service yards with the installation of acoustic fencing to exposed rear boundaries, whilst noise from fixed plant and equipment could be conditioned so as to prevent disturbance to local residents. The report clearly states in Section 4.1, that the predicted noise levels are based on the indicative layout only.

It is also not clear from the submitted noise report as to the layout of the site when the noise assessment was undertaken. I am however aware that the site has been levelled within the last 3 years and the high earth mounds that were previously on the site have been removed; the overall site level also appears to have risen. Levelling of the site and increasing the overall height of the land will impact on noise transmission across the site and any noise mitigation/attenuation which may have been afforded due to the topography of the site.

On looking at the submitted Proposed Site Plan Ref: 6502-49D dated April 2019, the previous unit SE1U1 has been built and is a builders merchants although unit SE2U1, next to Culina, is still included as Unit 5, and looks to be a warehouse type building with 4 docking bays. The development to the West, behind Helions Bumpstead Road is also now not included. The submitted layout is very different from the Framework Plan as it now includes 4 smaller units, all with service yards to the north of Icen Way where there was previously 3 units proposed and the service yards to Unit 1 and Unit 3 are facing towards Bumpstead Road where there are residential properties.

The layout of the access roadways have also changed in that the previous access was directly into the units from Icen Way whilst the new layout, includes an access road into the development which runs to the rear of the Units and into the service yard areas with car parking at the rear rather than off Icen Way. The submitted plan does not seem to include the installation of any acoustic fencing to the service yard areas to minimise noise transmission during loading/unloading.

The previously submitted noise assessment and predicted noise levels cannot therefore be relied upon to ensure that the proposed development will not impact on the residential properties within the vicinity of the site.

It is therefore recommended that the applicant is asked to confirm and agree a proposed site layout and that based on this a further noise assessment should be undertaken to assess the noise impacts during both the day and night-time from internal activities within each unit, external activities at each unit, including servicing and car parking, mechanical service plant and road traffic. Following the assessment, any noise mitigation/attenuation measures which may be required to minimise reflection and noise transmission can be determined.

Please do not hesitate to contact me should you wish to discuss further.

Regards,

Karen.

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