Billing Brook Road
Briefing Note – Planning & Noise

Date: 25 April 2019
Client Name: Northampton Partnership Homes Ltd
Document Reference: WIE15311-100-BN-1-1-1

This document has been prepared and checked in accordance with Waterman Group’s IMS (BS EN ISO 9001:2015, BS EN ISO 14001:2015 and BS OHSAS 18001:2007)

1. Introduction

A secure residential development is proposed on land off Billing Brook Road, Thorplands, Northampton, NN3 8YF. A desktop review of the Site has been undertaken to determine if noise is likely to be a material planning consideration.

2. Residential Amenity Noise Criteria


A summary of the guideline advice presented within these documents and relevant to the proposed Developments is provided in Table 1.

Table 1: Noise Criteria for Assessment of Residential Amenity

<table>
<thead>
<tr>
<th>Activity</th>
<th>Location</th>
<th>Noise Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Day time</td>
</tr>
<tr>
<td>Resting</td>
<td>Living room</td>
<td>35 dB L_{Aeq,16h}</td>
</tr>
<tr>
<td>Dining</td>
<td>Dining room/area</td>
<td>40 dB L_{Aeq,16h}</td>
</tr>
<tr>
<td>Sleeping</td>
<td>Bedrooms</td>
<td>35 dB L_{Aeq,16h}</td>
</tr>
<tr>
<td>(daytime resting)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enjoyment</td>
<td>Private Garden</td>
<td>50-55dB L_{Aeq,16h}</td>
</tr>
</tbody>
</table>
3. Billing Brook Road

Figure 1 presents the location of the proposed Billing Brook Road Development which comprises 8no. assisted living bungalows and a management suite. The Site is located within the residential area of Thorplands, with greenfield and play area to the north, residential housing to the east and south, Billing Brook Road which runs in slight cutting to the west with Thorplands Primary School beyond.

Figure 1: Billing Brook Road Location

Study of Extrium Noise Maps for the area illustrate that the major roads of A43 (approx. 375m west) and A5076 (approx. 335m north) are screened from the Site by intervening buildings. Figure 2 presents the output from daytime Extrium Noise Maps.

The main noise incident on the Site is likely to be from Billing Brook Road. As stated above, Billing Brook Road located to the west of the Site is essentially in cutting. The proposed build line is setback from Billing Brook Road (approximately 20-25m) with intervening landscaping. Both these features will effectively reduce noise from this source.

The results of the desktop assessment would indicate that noise is unlikely to be a material planning consideration to the proposed Development of Billing Brook Road given its residential setting, distance from the major roads and topographical setting.
Figure 1: Extrium Noise Map Daytime $L_{Aeq,16h}$