



# West Winch Growth Area – Noise Technical Note

<b>DATE:</b>	06 March 2024	<b>CONFIDENTIALITY:</b>	Confidential
<b>SUBJECT:</b>	West Winch Growth Area - Noise Response to MIQs		
<b>PROJECT:</b>	WWGA	<b>AUTHOR:</b>	M Ashcroft
<b>CHECKED:</b>	T Lewis	<b>APPROVED:</b>	T Lewis

## INTRODUCTION

WSP has supported the Borough Council of King's Lynn & West Norfolk since 2021, undertaking noise assessments to support the good acoustic design of the of the West Winch Growth Area allocation in the Local Plan.

This Technical note addresses the queries raised by the Inspectors (Examination of the King's Lynn & West Norfolk Local Plan Review 2016-2036; Additional Matters, Issues and Questions) which relate to noise, namely AQ29, AQ30 and AQ32.

### AQ29.

#### Query

*“Should the MMs to Policy E2.1 in respect of noise mitigation, as set out in the Topic Paper, refer to the target external and internal noise levels for residential development detailed in the British Standards? Should these be specified in Part A of the policy as part of the design standards for the development of WWGA?”*

#### WSP Response:

It is not necessary or appropriate to specify internal or external acoustic criteria in the MMs.

The previous studies undertaken by WSP with respect to noise impacts on future residential properties have been based on the target internal and external noise criteria from *BS 8233:2014 Guidance on sound insulation and noise reduction for buildings* and *ProPG: Planning & Noise, New Residential Development, 2017* (The ProPG).

However, it is important to note that these documents are guidance and present a range of acoustic criteria which should be applied appropriately with due regard to practicalities and potential synergies/conflicts with other design priorities. For example, with respect to internal criteria, BS 8233 states:

*“Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable conditions still achieved.”<sup>1</sup>*

BS 8233 also allows relaxations of the external noise level criterion in cases where the target threshold might be particularly difficult to achieve. This would usually be agreed with the Local Planning Authority at the planning stage.

Draft Policy E2.1 requires a noise impact assessment to be undertaken, and it is anticipated that assessments would occur sequentially as planning applications for individual residential plots are taken forward. A noise impact assessment undertaken to support a planning application would typically seek to

<sup>1</sup> 'WHO guidelines' is a reference to the World Health Organisation Guidelines for community noise, 1999.



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achieve the target internal and external noise criteria referred to above although, as stated, some variations are acceptable. The Local Planning Authority will have the power to ensure that residential development meets the agreed target noise criteria via pre-occupation conditions applied during the planning process.

Policy E.2.1 could refer to the need to consider guidance within BS 8233 and ProPG, as well as the need for the principle of good acoustic design (as referred to in the ProPG) to be adopted, however, it is not considered appropriate to refer to the specific numerical noise criteria. This would be overly prescriptive and would not allow for flexibility or relaxation of the criteria that may be appropriate in some areas.

For the reasons set out above it is considered that the target external and internal noise levels for residential development should not be specifically referenced in Policy E2.1.

## AQ30.

### Query:

*“What effects do the changes to the indicative development layouts in Areas 1 and 2 closest to the A47 and northern section of the WWHAR described in the Noise Technical Note (April 2023) [F51i] have on overall dwelling numbers and capacity on this part of the WWGA site?”*

### WSP Response:

This query primarily relates to housing density and dwelling numbers which is outside the remit of this Technical Note.

From a noise perspective, it is acknowledged that good acoustic design is likely to be required for residential plots which overlook the proposed WWHAR in order to ensure that suitable internal and external noise levels can be achieved, and so that these blocks can provide acoustic screening to residential buildings behind.

It is, however, important to note that, the site is relatively large and this means that noise will be far less of a constraint to the development further away from the roads and will therefore have less influence on the overall density and number of dwellings per plot.

## AQ32.

### Query:

*What is the cumulative effect of the mitigation measures required to address infrastructure, landscape, heritage, ecological, flood risk, noise and air quality constraints on the overall development capacity of the WWGA site?*



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## WSP Response:

This query relates only partially to noise and this response addresses the noise aspect of the query only.

As discussed in response to the previous query, noise mitigation measures, either through screening of the WWHAR and other busy roads (with acoustic barriers or earth bunds) or through façade measures are likely to be required in order to ensure that suitable internal and external living conditions can be achieved. However, further back from the roads, noise will be far less of a constraint to development. It is likely that for the majority of the residential plots which do not overlook one of the main roads nearby (or the future WWHAR) the noise mitigation requirements will be minimal, and would be unlikely to influence the overall development capacity of that plot.