

Technical Memorandum

To: David Barker (Evolution Town Planning), Wayne Low (Eco Custom Homes)
From: Mike Potts (EnviroSolution)
CC:
Date: 26 September 2023
Re: Riverside residential development: Phase 2, Plot 8 layout change

Introduction

This technical memorandum has been prepared by Mike Potts of EnviroSolution; Mr Potts is a Member of the Institute of Acoustics (MIOA) and is an acoustic Consultant with over 23 years' experience in environmental noise assessment, within both regulatory and private industry roles at a senior level, and including experience in the provision of Expert Witness evidence at Public Inquiry.

The memorandum provides a summary of the two previous reports^{1, 2} 2022, with respect to the proposed residential development of the former Council Depot site at Riverside, Driffield, and a minor update to the site layout, which does not affect the findings of the previous reports. Specifically, this relates to the Phase 2 housing development, identified in red in Figure 1.

Figure 1: Proposed development areas: Green = Phase 1, Red = Phase 2



¹ Echo Acoustics, 4/7/2022 "Residential Development at Riverside, Driffield_Phase 2: Noise Assessment"

² Echo Acoustics, 16/9/2022 "Riverside residential development: additional noise assessment"

Summary of previous reports

The previous reports noted that, qualitatively, the site is relatively tranquil, affected principally by bird song and wind noise, with a steady low-level, but not intrusive, background hum from the adjacent commercial uses and occasional overflights of aircraft.

To summarise, with respect to the Phase 2 development, the previous assessments showed that:

1. Day time noise levels affecting the site are **between 44.1 dB L_{Aeq} and 46.7 dB L_{Aeq}**, from the back (west) to the front (east) of the site, whilst night time noise levels (in the absence of early morning bird song – the ‘dawn chorus’) are **42.7 dB L_{Aeq, 4.5h} and 52.7 dB L_{Amax}**.

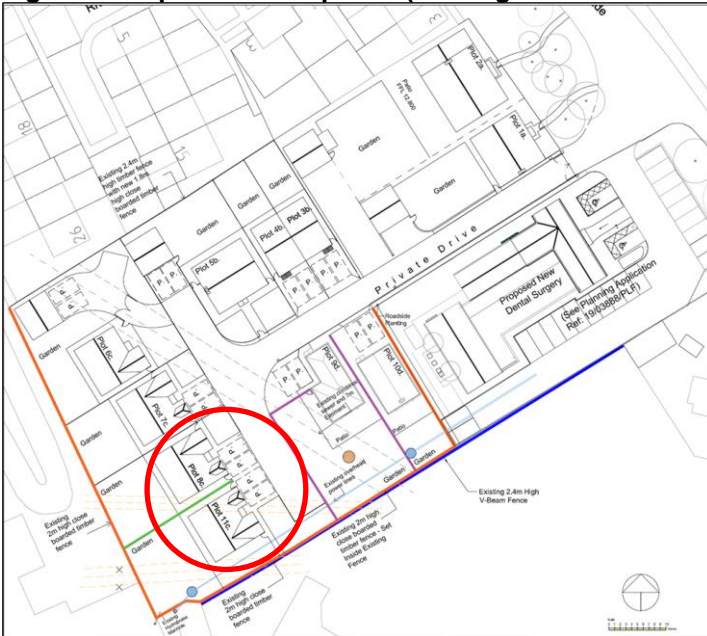
Consequently, the site was deemed to be at a “low” risk site from noise, with respect to the guidance provided in the Pro PG Professional Planning Guidance³.

2. Internal noise levels in all habitable rooms, with windows open and closed, were calculated to be commensurate with the preservation of residential amenity, relative the guideline values presented in BS 8233; standard thermal double-glazing providing 33 dB R_w of sound insulation was deemed to be adequate in all habitable rooms, with the exception of bedrooms in facades facing the Skerne Industrial Estate and the Bradshaw Mill; for these properties, it was recommended that up-rated glazing would be required, providing 33 dB R_w + C_{tr} of sound insulation, to minimise the likelihood of audible low frequency noise in bedrooms when windows are closed. All other habitable room windows on these facades were calculated to be sufficiently protected with the provision of standard thermal double-glazing.

Update to layout

The update to the layout involves the splitting of Plot 8, at the site’s southern corner, to create 2 residential properties, Plots 8c and 8d, as indicated (circled) in Figure 2.

Figure 2: Proposed development (drawing: 220203 - 00 - 014)



This change makes no difference to the findings of the previous assessments.

³ ANC, IOA & CIEH (2017) “Pro PG: Planning & Noise Professional Practice Guidance on Planning & Noise: New Residential Development”

Conclusion

The assessment presents a summary of the findings of the previous reports alongside a minor update to the development layout at the site's southern corner.

The assessment concludes that the change to the layout makes no significant difference to the findings of the previous reports.