

Hazelhurst Farm Strategic Site (GM Allocation 30)

Strategic Environmental Noise Review

Peel Holdings (Land Property) Ltd

Job No: 1015105
Doc Ref: 1015105-RPT-AS-004
Revision: A
Revision Date: 01 March 2019

Project title	Hazelhurst Farm Strategic Site (GM Allocation 30)	Job Number
Report title	Strategic Environmental Noise Review	1015105

Document Revision History

Revision Ref	Issue Date	Purpose of issue / description of revision
—	13 April 2017	First Issue – for comment
A	01 March 2019	Revised following Client comments

Document Validation (latest issue)

12/02/2019	12/02/2019	12/02/2019
 X	 X _{pp}	 X _{pp}
Principal author	Checked by	Verified by
Signed by: Nikolova, Lily	Signed by: Nikolova, Lily	Signed by: Nikolova, Lily

© Cundall Johnston & Partners LLP (“Cundall”) owns the copyright in this report and it has been written for the sole and confidential use of Peel Holdings (Land Property) Ltd. It must not be reproduced whole or in part without the express written authorisation of Cundall Johnston & Partners LLP. Parties other than those specifically named in this disclaimer must not rely upon this report. Any third party relying on this report does so at their own risk. Cundall accepts no duty or responsibility (including in negligence) to any such third party.

Contents

1	Introduction	1
2	Site location	2
3	Site context and outline proposals	3
3.1	Site masterplan and potential impacts	3
3.2	Key design considerations	5
3.3	Design development	5
3.4	Mitigation measures	6
4	Conclusions	7
Appendix I	Noise assessment criteria	9
	National Planning Policy Framework	9
	National Policy Statement for England	9
	BS 8233:2014 and World Health Organisation Guidelines for Community Noise	10
	Local Authority criteria – Salford City Council	10
	Strategic noise mapping	10

1 Introduction

Cundall has been commissioned by Peel Holdings (Land & Property) Ltd to provide a desktop study of environmental noise issues and considerations for the proposed Hazelhurst Farm strategic site, in relation to the proposed allocated usage.

This report documents relevant planning policies, identifies key noise sources to affect the site, and provides commentary on the initial outline masterplan. Where considered necessary at this stage of the review process, potential high level mitigation strategies are identified.

The scope of the assessment is based on good practice techniques and extensive previous experience of similar projects. Noise planning policies and assessment criteria which would be relevant to the site are given in Appendix I.

2 Site location

This assessment is in relation to land at Hazelhurst Farm (“the Site”).

It is understood that part of the site is identified for green belt release and allocation for a residential-led sustainable urban extension within the draft Greater Manchester Spatial Framework (January 2019), with the reference GM Allocation 30.

The Site is located south of the A580 East Lancashire Road. The existing neighbourhood of Hazelhurst is located to the south east, whilst the Manchester Outer Ring Road (M60) is located to the north west. The Site is entirely located within the authority of Salford. A site location plan is provided below.



Figure 1 – Assessment site extents

3 Site context and outline proposals

The site location and extent are outlined in Section 2 above. The existing site is undeveloped and bounded to the northeast and northwest by the A580 and M60 respectively. Land further to the northeast is primarily industrial. Despite this, it is noted that adjacent areas are primarily residential in nature. An initial high-level assessment would therefore suggest that the site could be appropriately developed for residential use, given the established zones located adjacent.

Prevailing noise levels from adjacent land uses would generally be expected to reduce with distance from the traffic corridors. It is expected that mitigation measures could be employed to provide an appropriate acoustic climate, as demonstrated by established residential use of the surrounding areas.

3.1 Site masterplan and potential impacts

An illustrative masterplan for the site is reproduced in the figure below, indicating conceptual areas that could be used for development within a transport framework and incorporating areas of open space and recreational use.



Figure 2 – Preliminary site masterplan

Any development proposal would also assess the needs of the new community; provision of health and education facilities would be considered at the outset. Identifying these requirements at an early stage therefore allows the potential noise impacts to be considered and land use zoning to be refined further.

The figure below highlights key noise sources that could affect the site, including the provision of new local roads. These impacts would be considered further, in terms of how they would drive the use of certain areas of the site.

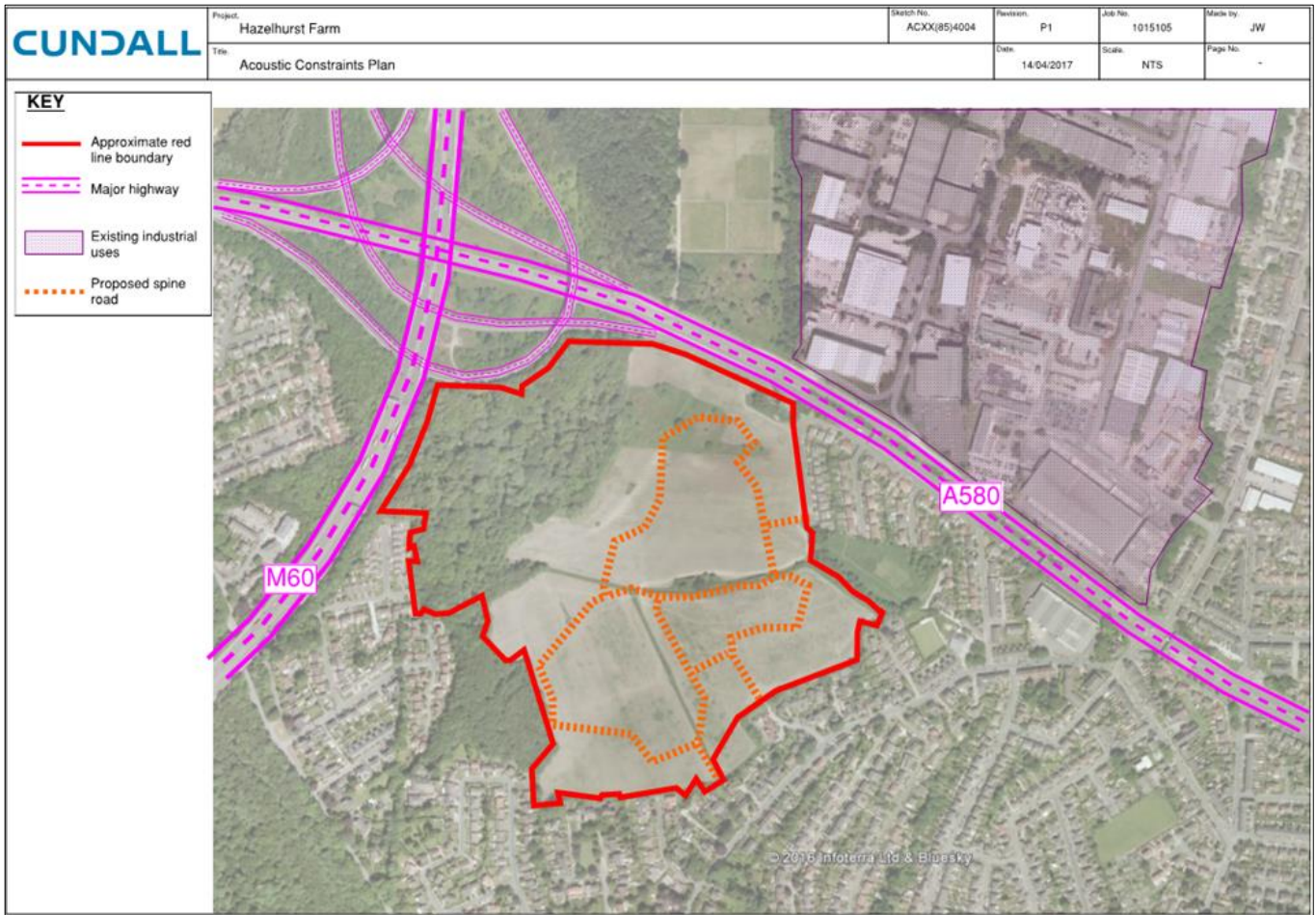


Figure 3 - Acoustic constraints plan

Key considerations are as set out below:

- Road traffic noise from the M60 and A580; these will be the key noise sources affecting development cells and will need considering in more detail. It will be necessary to incorporate a buffer zone, as indicated in the illustrative masterplan above, between residential development areas and these main transport corridors to protect future residents from noise impacts;
- Industrial noise from the industrial estate to the northeast of the site, including a Royal Mail facility (although it is anticipated these sources will be insignificant when compared to road traffic noise).
- Potential road traffic noise from new roads associated with any development.

Reviewing the DEFRA predicted noise mapping data presented¹ for road sources indicates that the north-western section of the site is expected to be subject to prevailing average road traffic noise levels of between 65 and 70 dBA $L_{Aeq,16hr}$ (see figure below). This reinforces the benefits of retaining this area as parkland and not developing the zone for residential use.

The remainder of the site is subject to predicted noise levels of between 60 and 65 dBA $L_{Aeq,16hr}$, although it is noted that this excludes contributions from the identified industrial operations.

¹ Ref: <http://www.extrium.co.uk/noiseviewer.html>



Figure 4 – Average road traffic noise impact

3.2 Key design considerations

Once the allocation of the site is approved in principle, key constraints and opportunities that are presented by the site can be identified and addressed. In addition to prevailing conditions from adjacent land uses, consideration would be given to the potential impacts of future developments such as new or expanded transport links.

Key constraints that need to be considered are outlined above; it is expected that the following strategies will need to be incorporated as designs progress:

- Provide a buffer zone between the M60 / A580 and noise-sensitive development cells;
- Locate areas that are less sensitive to noise within areas subject to higher prevailing noise levels;
- Consider noise impact on residential frontages adjacent to main road corridors and develop appropriate room planning within dwellings and specify façade attenuation measures where required.

However, as demonstrated by the adjacent established residential areas, it is not considered that residential development would be precluded from within the assessment site.

3.3 Design development

Further work on the outline masterplan would develop the location and inter-relationship of activities to minimise incompatible land use adjacencies as far as possible, and identify mitigation concepts that could be incorporated to reduce any associated noise impacts.

More detailed studies would focus on the orientation of façades and general layouts of dwellings to see that habitable rooms (such as bedrooms and living areas) can be located away from noise sources, or are buffered by other non-habitable spaces. The placement and use of public and private amenity spaces would also be considered at this stage, and the use of building massing to shield noise-sensitive areas established.

Potential design strategies associated with the inter-relationship of noise, ventilation, and overheating would be developed, focusing on the use of natural ventilation and other sustainable technologies where applicable.

3.4 Mitigation measures

Based on the constraints identified above, the following mitigation measures may be considered necessary. Concepts to incorporate within the developed masterplan scheme would include:

- Land use zoning and adjacencies;
- Green corridors and buffering zones between areas;
- Green barriers such as bunds and living walls;
- Natural ventilation strategies, incorporating passive attenuation measures where required;
- Building massing and orientation to limit noise propagation;
- Quiet facades and quiet courtyards;
- Building envelope attenuation measures, such as appropriate glazing systems.

By integrating a sustainable design approach, the benefits to future tenants (both residential and commercial) would be identified and used as positive marketing strategies for the site as a whole.

4 Conclusions

Considering acoustic impacts at an early stage in the masterplan process allows for a co-ordinated approach to be developed and design strategies to be implemented from the outset, whilst minimising impacts from incompatible adjacencies.

If the site is allocated for residential development in principle, detailed acoustic assessments would be prepared and submitted alongside any future applications, demonstrating that any noise impacts can be adequately controlled.

Based on the assessment site's location and the existing adjacent residential land uses, it is considered that the typical design criteria for dwellings and Local Authority planning requirements should be achievable.

Key noise sources affecting the site have been identified, including the potential for new transport vectors within the site itself.

It is considered that any noise impacts could be adequately controlled by use of appropriate mitigation measures and therefore housing delivery across the site could be developed: in principle, subject to appropriate masterplanning, the site is considered suitable for residential use.

Appendices

Appendix I Noise assessment criteria

The assessment methodology adopted in this report has been based on Cundall's extensive experience of similar development sites and recommended criteria given in relevant British Standards and specific Local Authority policy, where applicable.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was originally published in March 2012 and amended in July 2018. The NPPF is part of government reform to make the planning system less complex and more accessible, and to promote sustainable growth. It replaces existing national planning policies such as Planning Policy Guidance PPG24: Planning and Noise.

The NPPF states:

"170 - Planning policies and decisions should contribute to and enhance the natural and local environment by;

*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or **noise pollution** or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;"*

and

"180 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;"

National Policy Statement for England

The Noise Policy Statement for England (NPSE) was published by Defra in March 2010. This NPSE sets out the long-term vision of Government noise policy:

"Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development."

The NPSE long term vision is supported by the following aims:

"Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- *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 improvement of health and quality of life."*

BS 8233:2014 and World Health Organisation Guidelines for Community Noise

Table 1 below shows recommended internal noise levels for residential dwellings, as prescribed in BS 8233:2014:

Area	Day Level (07:00 – 23:00 hrs)	Night Level (23:00 – 07:00 hrs)
Living Rooms	≤ 35 dB L _{Aeq,16hour}	N/A
Dining Rooms	≤ 40 dB L _{Aeq,16hour}	N/A
Bedrooms	≤ 35 dB L _{Aeq,16hour}	≤ 30 dB L _{Aeq,8hour}

Table 1 - BS 8233:2014 Internal ambient noise levels for dwellings

Within new residential developments, it is typical to set the design criteria such that the external building fabric can allow an internal night-time noise level of 30 dBA and daytime level of 35 dBA to be achieved, to provide a comfortable environment within habitable rooms (specifically bedrooms).

BS 8233:2014 also recommends that individual noise events at night can be disturbing to sleep patterns, and that a guideline level should be set in terms of SEL or L_{AFMax}. BS 8233 does not give a definitive level for internal maximum levels, or define an appropriate number of exceedances per night. However, the World Health Organisation’s ‘Guidelines for Community Noise’ references a study by Vallet & Vernet, 1991, which concluded that:

“...for a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45 dB L_{AF,max} more than 10-15 times per night.”

BS 8233 also states that it is desirable that the steady noise level in external amenity areas (such as gardens or outdoor living areas) does not exceed 50 dB L_{Aeq,T}, with 55 dB L_{Aeq,T} being acceptable in noisier environments. This is in line with recommendations given in the WHO Guidelines for Community Noise.

It would be typical to adopt such design targets when considering potential noise impacts on a new residential development.

However, in the period since the original issue of the WHO guidelines, the Government has set all English Local Planning Authorities specific five-year housing supply targets. This has placed greater emphasis on making efficient use of land resource earmarked for residential development. BS 8233:2014 recognises this, and states that it should be accepted that these values are not achievable in all circumstances where development would be otherwise desirable. The document goes on to suggest that in areas such as city centres, or urban areas adjoining the transport network, a compromise (between elevated external noise levels and ensuring development needs) is warranted.

Local Authority criteria – Salford City Council

Salford City Council has issued a Revised Draft Local Plan “A fairer city” in January 2019.

While this document does not provide specific noise policy for new residential developments, Cundall’s previous experience in developments within Salford shows that the Local Authority generally works toward meeting the requirements of BS 8233 for internal and external noise levels.

Strategic noise mapping

Defra has published strategic noise map data that give a snapshot of the estimated noise from major road and rail sources across England in 2012. The data was developed as part of implementing the Environmental Noise Directive.

Cundall Johnston & Partners LLP

10th Floor Manchester One Portland Street
Manchester M1 3AH United Kingdom
Tel: +44 (0)161 244 5660

Asia Australia Europe MENA UK and Ireland
www.cundall.com

