



21/0573/FUL: NOISE REPORT: EVIDENCE & OBJECTION

Dear Ms Westwood,

We would like to submit the attached evidence with regards to the impacts of noise on residential and public amenities to which we object profusely. Commissioning a report from an independent noise consultancy we were mindful that whomever was to carry out the investigation should hold the appropriate qualifications in order that the evidence could not be refuted as ours was previously. Sam Bryant, a Director of Cass Allen has a Masters in Physics, is a Chartered Engineer and a Member of the Institute of Acoustics.

We were most concerned that whilst the Cole Jarmen report stated that the ambient noise was recorded at two specific locations (Longmore Close and Maple Lodge Farm), as admitted at the Appeal Hearing, this was not the case it was only modelled. Of even greater concern is that the Three Rivers environmental health officers accepted the modelled report without requesting sound levels be recorded to determine the true effect on residents.

The attached report rectifies this and evidences the true ambient noise levels as opposed to modelled levels which play to the developers advantage. It raises another deep concern regarding the environmental health officers acceptance of incorrect penalties which Cole Jarman applied and were not questioned by the environmental health officers.

We would suggest after reading this evidence that the residents of both Maple Cross, including the heritage building and springwell conservation area will be adversely affected by the 24 hour operation of this development. We would also suggest that both Springwell Lake, Maple Lodge Marsh and the Maple Cross nature reserve will also feel the effects of this development which is situated in the middle of these public amenities.

Also this development would put planned developments at risk such as the hotel at Witney Place and Kier's office change to housing both of which have been sanctioned by TRDC's planning departments.

TRDC's - Policy DM9

d) Noise Pollution

Planning permission will not be granted for development which:

- i) Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development
- ii) Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or
- iii) Would be subject to unacceptable noise levels or disturbance from existing noise sources whether irregular or not.

Whereas NPPF policy states -

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing developments 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.

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;



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We firmly believe that this development goes against both TRDC's own policies and the government's NPPF and that it would seriously affect the human rights of residents which have right to quiet enjoyment of their properties (Article 1 and Article 8 of the Human rights act 1998).

We would request that this development is refused.

Yours sincerely,

Rita Jones
Carolyn Weston
Maple Cross and West Hyde Residents Association