

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE B – 9<sup>th</sup> AUGUST 2017**

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Update from the Case Officer

- 1) Following the publication of the Committee Report it was noted that the applicant should be listed as Lansbury Developments Ltd.
- 2) In the list of conditions there is no requirement for the submission of Reserved Matters
- 3) It should be noted that for phase 3A the adopted parking standards require 140 spaces in total and the development provides 142 in total. For phase 3C the parking standards require 162 parking spaces overall and the development provides 168 spaces.







# LOVEN

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## acoustics

Attn: Phillip McIntosh  
Melville Dunbar Associates  
Studio 2 Griggs Business Centre  
West Street  
Coggeshall  
CO6 1NT

Our Ref: LA/1512/04L/ML

27<sup>th</sup> July 2017

Dear Mr McIntosh,

**Cedars Park, off Gun Cotton Way, Stowmarket  
Commercial Noise Impact from Site 3B**

Background

I understand that planning permission for the commercial development of site 3B at the above has been or is likely to be granted. This site is situated between sites 3A and 3C, which are subject to a separate planning application for mixed use development and have been assessed from a noise impact perspective in my report ref: LA/1512/02bR/ML dated 28<sup>th</sup> October 2016.

The report assessed the impact of traffic noise on Gun Cotton Way and commercial noise from the Tomo Industrial Estate to the rear of the site on the proposed residential elements of the development as well as the potential impact from the commercial element of site 3A. At the time of compiling the report the future use of the 3B site was not finalised so it was not considered as a specific noise source.

The proposal for site 3B is for up to 37no. B1 small-business units in six blocks running parallel to Gun Cotton Way. Access to the site will be from two points off Gun Cotton Way, from two existing roundabouts. There will be a number of parking spaces at the front of each unit accessed from a new roadway encircling the development. The units will be steel framed with profiled steel-clad walls and roofs, and most of are of a small size (approximately 120m<sup>2</sup>) so will typically be occupied by start-up businesses and self-employed small traders. Along the western and eastern boundaries of the site adjoining site 3A and 3B, there is a landscaped buffer zone proposed, so the units are not very close to the boundaries.

I have now been asked to consider the generation of noise from the operational phase of site 3B and how it may impact on future residents of sites 3A and 3C, and offer the following comments.

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### Affect on Site 3A

Site 3A is situated to the north of site 3B with a common boundary, separated by a small access road to the sewage treatment works south of the site. 3A is proposed as a mixed use site, with residential areas to the northern end and commercial to the southern end. The layout is such that the commercial space is closest to the boundary with site 3B, thus providing an additional buffer to the residential area. This results in a distance of over 60m from the closest proposed apartment block to the nearest 3B commercial buildings, with most dwellings at least 100m distant.

In the noise report the eleven proposed commercial units on 3A, at a distance to dwellings of 10-15m, were considered as a noise source that could potentially affect the dwellings closest to them, and uprated glazing was specified for the affected properties on 3A. Therefore as the units on 3B are proposed to be of the same use (B1) and are significantly more distant, it is considered unlikely that any activity on the 3B site will be discernible as a discrete source to the residential occupants of site 3A.

### Affect on Site 3C

Site 3C is proposed to be residential only, so there are dwellings shown to be situated close to the boundary with site 3B. However the closest build line is some 20m from the site 3B boundary, separated by an access roadway and footpath, as well as the buffer zone on site 3B. As a consequence the shortest distance between the dwellings and 3B units is approximately 45m, which is a significant buffer.

Given that the proposed planning class of B1 for these units means that the use should be appropriate for a mixed residential area, it is likely that any activity noise from the 3B site will be sufficiently muted to have a low impact. Traffic on Gun Cotton Way was regarded as the most significant noise source affecting in the dwellings close to the road in the noise report and suitably enhanced glazing was consequently specified for the most affected plots. It is considered that traffic will still be the dominant noise source affecting the 3C occupants after the 3B site is occupied as long as the following factors apply:

- The businesses occupying the 3B units conform to the planning restrictions of B1 use in terms of noise generation.
- The hours of activity on the 3B site are controlled such that no night-time activity takes place.

If these factors are implemented it is considered that operational phase of the 3B development will not have a significant impact on the closest dwellings on site 3C.



## Conclusion

The proposed small-business units on site 3B have been considered in the context of the potential for operational noise to affect the residential areas of the adjacent sites 3A to the north and 3C to the south. We understand the units will be restricted to B1 use and so noise-generation should be low enough to suit close proximity to residential areas.

The closest dwellings as proposed on site 3A are at least 60m away from the closest site 3B units and are separated by a number of similar commercial units proposed as part of the site 3A layout. These units were assessed in the noise report as a potential noise source and appropriate mitigation was recommended for the dwellings potentially affected. It is therefore likely that operational noise from the 3B site will not be discernible as a discrete source for site 3A residents.

Site 3C residents will also be a significant distance from the 3B units with the closest 40-50m away. Assuming that the site 3B occupants conform to B1 use and no night-time activity takes place on the commercial estate, traffic on Gun Cotton Way is still likely to be the dominant noise source affecting the site 3C residents.

It should be noted that Mid-Suffolk District Council Environmental Health Officer David Harrold, who was consulted prior to the noise report for sites 3A and 3C, was the technical consultee for the site 3B application (ref: 0019/17) and had no objections to the proposal. As noted above he was of the opinion that by restricting the use to B1 there should be no adverse impact on the existing residential dwellings opposite the site, which are a similar distance to the proposed dwellings on site 3C, and closer than those of site 3A.

Mr Harrold also recommended a planning condition restricting operational hours to daytime only. A previous application for the site restricted operational hours to 07:30-18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, and this is likely to be considered appropriate for the latest application. He also suggested that delivery hours should be restricted as above. Given the current HGV traffic passing the site to the Tomo Industrial Estate it is not thought likely that deliveries to the site 3B units will be significant, or indeed noticeable, if restricted to the hours suggested.

In conclusion it can be stated that operational noise from the proposed development of the 3B site is not considered to be significant in terms of its impact on the proposed sites 3A and 3B development. Passing traffic noise on Gun Cotton Way will remain dominant if the B1 use and operational hours of the 3B site are controlled, ensuring that the noise-sensitive night-time and weekend periods remain unaffected. It is therefore considered that the findings and recommendations of the noise report supporting the site 3A and 3C application remain pertinent and robust.

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I hope the above provides sufficient information at this stage. If you wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely,



Martin Loven  
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**Jacqueline Pannifer**

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**From:** David Harrold  
**Sent:** 07 August 2017 09:57  
**To:** Rebecca Biggs  
**Subject:** RE: Cedars Park - 4555/16

Hi Rebecca,

I have read the report by Loven Acoustics dated 27<sup>th</sup> July 2017 which appears to be reason and logical. I have nothing to add to it and no further comments.

David Harrold

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**From:** Rebecca Biggs  
**Sent:** 01 August 2017 12:21  
**To:** David Harrold  
**Subject:** FW: Cedars Park - 4555/16

Hi David,

I have received additional information regarding Gun Cotton Way and the noise impact of approved application 0019/17 on application 4555/16.

Did you want to add any further comments? This is to go to Committee on 09 August 2017.

Many thanks

Rebecca Biggs  
**Development Management Planning Officer**  
**Babergh and Mid-Suffolk District Councils- Working Together**  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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**Important Update Regarding Planning Service:**

Our new joint planning system has been successfully integrated. Please bear with us while we get used to our new system and thank you for your understanding. If you have any difficulties accessing the system, let us know and we'll be happy to help you. Please see the planning pages on our website for more details.

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