

Mr. Jonathan Scott
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Our Ref: LE/Environment/243830/L01
Contact: Lucy Elmer, Associate - Acoustics
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Date: 9 May 2024

Dear Mr. Scott,

BWB has been instructed by Wordsworth Property Developments Limited to determine the requirement for a noise assessment to support a detailed planning application for a residential development of up to 26 dwellings at Long Lane, Earlsheaton, Dewsbury ('the Site').

From a review of available aerial photography and online mapping data, the Site is located at a significant distance from any road traffic sources and/or commercial uses. Therefore, these sources are unlikely to generate significant levels of noise at the Site.

To the south-west of the Site, there is a car body workshop (Phoenix Refinishers). However, the Site is located approximately 150m away and is not located any closer than existing dwellings. Therefore, noise associated with the premises is unlikely to be significant.

As the Site is located at a significant distance from any significant noise sources, it is considered that the recommended external noise levels of 55dB LAeq,16h in garden areas, and internal noise levels of 35dB LAeq,16h and 30dB LAeq,8h during the daytime and night-time respectively in noise sensitive rooms, in line with BS8233:2014¹ could be achieved without any mitigation measures.

Given all of the above, it is considered that a noise assessment should not be required to support a planning application. Consultation has been undertaken with the Planning and Environmental Health Department at Kirklees Council by email dated 4th March 2024, detailing the observations stated above. However, at the time of writing no response has been received.

Notwithstanding this, the Site currently benefits from planning permission, the latest being (2021/62/94364/E). The previously submitted applications were not supported by a noise assessment and the Environmental Health Department have not previously raised any concerns relating to noise. Furthermore, the Decision Notice attached to the planning permission does not include any noise related planning conditions relating to the built dwellings.

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¹ BS8233:2014 Guidance on sound insulation and noise reduction for buildings

To this end, BWB are satisfied that a noise assessment is not required to support the planning application, and noise-related elements can be dealt with at a later stage to ensure that the amenity of future occupants of the Proposed Development are protected.

We trust the above is clear, however please do not hesitate to contact us should you require any further information.

Yours Sincerely



Lucy Elmer
Associate, Acoustics

