



DUSTON PARISH COUNCIL

1

Duston Parish Council
Duston Community Centre
Pendle Road
Duston
Northampton
NN5 6DT

Planning Committee

Cllrs Ingram, Barnes, Liddon, Mumford, Enright-King

19th May 2023

Dear Councillor,

You are hereby summoned to attend a meeting of the Planning Committee to be held at Duston Community Centre on Thursday 25th May commencing at 7.00pm for the purpose of transacting the following business.

Issued by:

Gary Youens
Parish Clerk, Duston Parish Council

AGENDA

PC01/23. To elect a Chair of the Planning Committee

PC02/23. To elect a Vice-Chair of the Planning Committee

PC03/23. To receive apologies for absence

PC04/23. To receive and approve for signature the minutes of the meeting held on 27th April 2023 (APPENDIX A)

PC05/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda (*Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business*).

PC06/23. Public Participation Session (*Persons wishing to address the committee on an agenda item may register their intention to do so by telephone or email by 12 noon on the day of the meeting and may speak for a maximum of 3 minutes*).

PC07/23. Planning Applications

- a) WNN/2023/0423 - 237, Main Road, Duston, Northampton, Northamptonshire, NN5 6PR
- Variation of Condition 4 of Planning Permission N/2013/0131 (Redevelopment of site to provide a convenience store (class A1) including ancillary parking and service area. (As amended by revised plans received 30/04/2013) to change opening hours from 7:30 - 20:00 to 7:00 - 21:00
- b) WNN/2023/0456 – Firsvie Drive, Northampton, Northamptonshire, NN5 6RQ – Two storey side extension and single storey rear extension.
- c) WNN/2023/0466 – Tesco Express, Shop, 13-14 Limehurst Square, Northampton, NN5 6LP – Installation of 1no packaged gas cooler, 2m high palisade fence with access gate and anti-slip walkway

PC08/23. Revision of the Duston Neighbourhood Plan

- a) To note resolution 18/23 passed by Full Council to allow the Planning Committee to proceed with a preliminary inquiries.
- b) To discuss the subsequent actions and next steps

PC09/23. Sandy Lane Road Closure TTRO(22/23) W808

- To note the letter & update received from Andrew Lewer MP

PC010/23. CIL / S106

- a) To discuss the latest situation with regards to outstanding CIL / S106 owed to Duston
- b) To discuss possible local projects using Community Infrastructure Levy (CIL) and Section 106 (S106)



DUSTON PARISH COUNCIL

Duston Parish Council
 Duston Community Centre
 Pendle Road
 Duston
 Northampton
 NN5 6DT

Planning Committee MINUTES 27th April 2023

CHAIR: Councillor M. Ingram

PRESENT: Cllrs Barnes, Liddon, Mumford,

IN ATTENDANCE:

Gary Youens – Parish Clerk

PC064/23. To receive apologies for absence

- Apologies were received from Cllr Enright-King

PC065/23. To receive and approve for signature the minutes of the meeting held on 23rd February 2023

- **RESOLVED:** That the Minutes of the meeting held on the 26th of January 2023 were approved as a true record and signed by the Chair.

PC066/23. To receive declarations of interest under the Council's Code of Conduct related to business on the agenda

- There were no interests declared.

PC067/23. Public Participation Session

- There was one member of the public who spoke on land to the rear of 519 Harlestone Road.

PC068/23. Planning Committee Terms of Reference

- **RESOLVED:** To note the Terms of Reference for the Planning Committee as set out in the Standing Orders & Scheme of Delegation.

PC069/23. Planning Applications

a) WNN/2023/0346 – Land to the rear of 519 Harlestone Road Northampton

- **RESOLVED:**

OBJECTION, WNN/2022/1314 – LAND REAR OF 519 , HARLESTONE ROAD, NORTHAMPTON

This application contradicts Duston Parish Councils Neighbourhood Plan:

H4 Smaller infill sites – general criteria (objective 2)

Development will be supported on sites of up to 5 dwellings on previously developed land and large gardens, subject to the following criteria:

- i - In respect to backland and tandem development in gardens of existing properties, the need to avoid adverse impact on the amenity of neighbouring properties through; loss of privacy, daylight, visual intrusion by a building or structure, car parking, removal of mature vegetation or landscaping and additional traffic resulting from the development.
- ii - Windfall, back land or tandem development must have direct highway access.
- iii - It must have due regard to the need to preserve or enhance the Conservation Area.
- iv - The requirements for development in local character areas (Policy BE1) are met.
- v - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects.

Parking space is limited and of concern to neighbours.

A similar planning application at the same site was rejected in 1973, therefore Duston Parish Council Objects to the application.

b) WNN/2023/0394 – 117 Rawley Crescent, Proposed single storey extension to rear and single storey extension to front of existing dwelling

- **RESOLVED:** Duston Parish Council supports this application.

PC070/23. Duston Neighbourhood Plan

- Duston Neighbourhood Plan is now 6 ½ years old. The Clerk advised that it ideally does need to be updated for three main reasons
 1. references to the “Borough Council” and “County Council”
 2. some policies are out of date
 3. Northampton Local Plan Part 2 has now been made. Since this document is much more recent it will take precedence over the Duston Neighbourhood Plan.
- **RESOLVED:** Recommend to that Duston Parish Council seeks advice and a quote about updating the Duston Neighbourhood Plan.

PC071/23. TTRO(22/23) W808 – Sandy Lane , Harpole

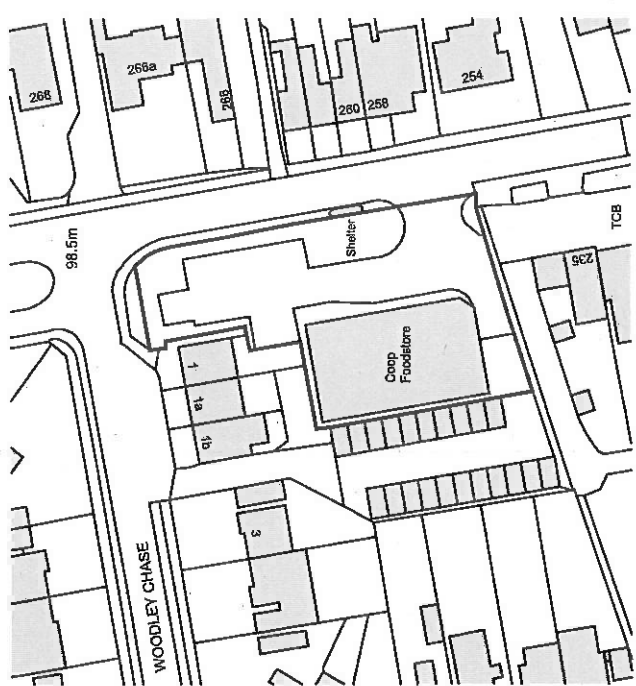
- The Clerk said we have received a response from Chasetown Engineering Ltd but not had a formal response yet from West Northamptonshire Council. The Clerk has been advised by Andrew Lewer MP office that they will be meeting with relevant representatives to try and get a better outcome for residents.
- **RESOLVED:** The Clerk to chase West Northamptonshire Council for an explanation for the roadworks. The Clerk will reiterate to West Northamptonshire Council the detrimental impact his already having on Duston residents.

PC072/23. CIL & S106

- The Clerk advised that some CIL has now been spent such as the entrance to Grafton Way Meadow, defibrillator for Errington Park and the Coronation Bench on Hardlands Road Open Space. Some things are being planned such as more “Welcome to Duston” signs, play equipment and speed activated signs.
- **RESOLVED:** To discuss this again at the next Planning Committee.

The meeting closed at 8:09pm

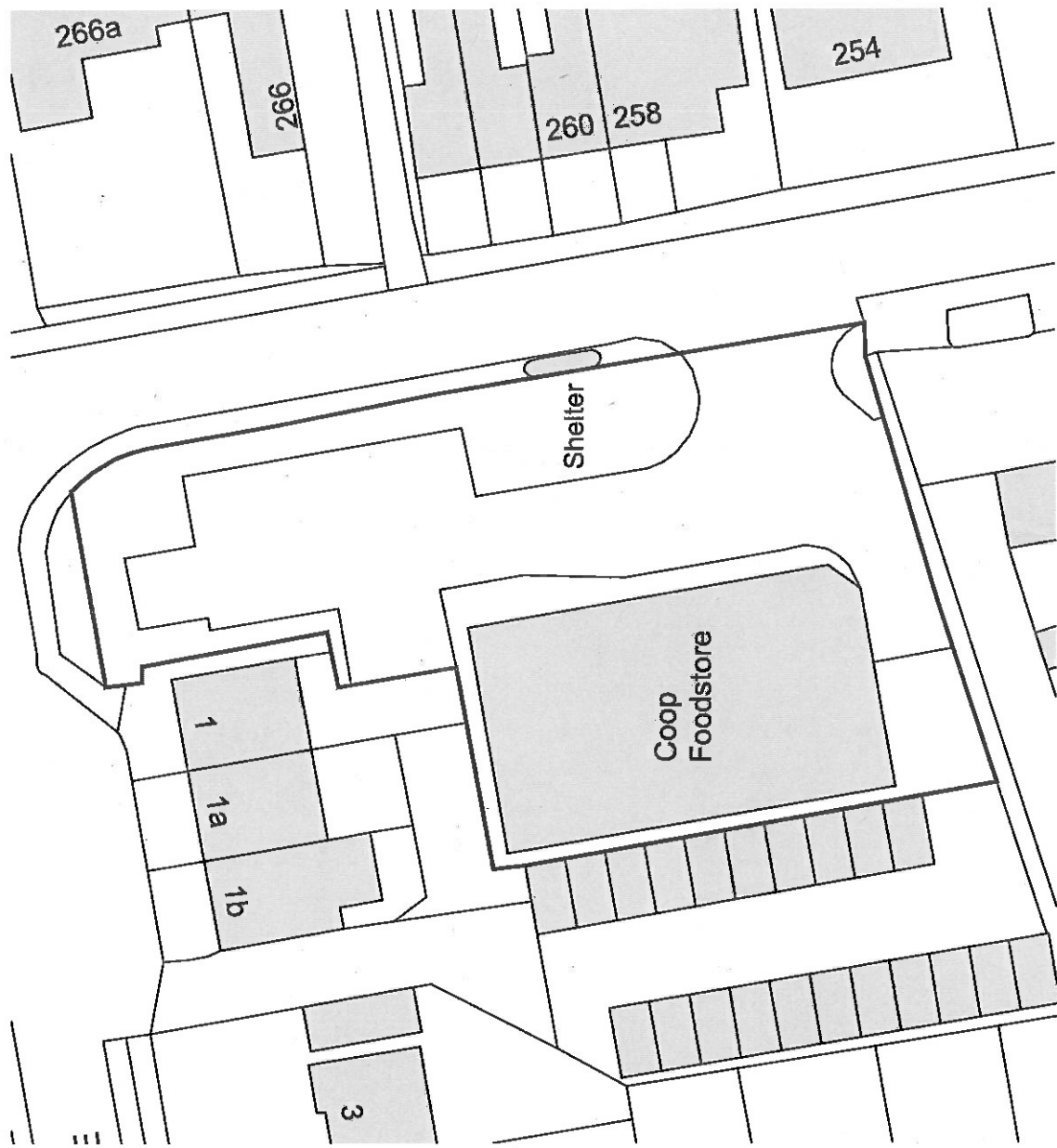
WNN/2023/0423 – 237, Main Road, Duston, Northampton,
Northamptonshire, NN5 6PR – Variation of Condition 4 of Planning
Permission N/2013/0131 (Redevelopment of site to provide a
convenience store (class A1) including ancillary parking and service
area. (As amended by revised plans received 30/04/2013) to change
opening hours from 7:30 - 20:00 to 7:00 - 21:00



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1 Location Plan
1:1250

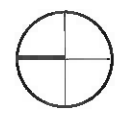
0	SCALE 1:50
0	SCALE 1:100
0	SCALE 1:200
0	SCALE 1:500
0	SCALE 1:1250



2 Block Plan
1:500

REV	DATE	DESCRIPTION	DR	CH

DB3



Boundary:
Existing Demise Line

CLIENT Central Coop	PROJECT 237-245 Main Road, DUSTON Northampton. NN5 6PR	CREATION DATE May 2023	STATUS	REVISION
DRAWING Block and Location Plan	DRAWN FS	CHECKED TC	DARTONS DRAWING NO. 16525-DB3-B01-00-DR-A-90-002	
SCALE @ A4 1:500 / 1:1250	PROJECT NO ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER			

LEADS
1st Floor 10 South Park, Leeds, LS1 6QS
T: 0113 244 6637 www.d3group.com

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PLANNING



**West
Northamptonshire
Council**

PLANNING NOTICE

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Application Reference No: WNN/2023/0423

An application has been made to the West Northamptonshire Council for the following:

PROPOSAL	VARIATION OF CONDITION 4 OF PLANNING PERMISSION N/2013/0131 (REDEVELOPMENT OF SITE TO PROVIDE A CONVENIENCE STORE (CLASS A1) INCLUDING ANCILLARY PARKING AND SERVICE AREA. (AS AMENDED BY REVISED PLANS RECEIVED 30/04/2013) TO CHANGE OPENING HOURS FROM 7:30 - 20:00 TO 7:00 - 21:00 • MAJOR APPLICATION.
LOCATION	CO OP STORE 237-245 MAIN ROAD DUSTON NORTHAMPTON NORTHAMPTONSHIRE NN5 6PR
APPLICANT	CENTRAL COOP

A copy of the documentation, plans and the accompanying details are available for inspection on-line at www.northampton.gov.uk, click on "Planning", and then on "Planning Search Facility", entering the planning application number as shown above.

Any person who wishes to make representations should write to the Planning Division, The Guildhall, St Giles Square, Northampton, or email planning.nbc@westnorthants.gov.uk, within **21 days** of the date of this notice quoting the application reference number.

All comments received will become background papers (as defined in the Access to Information Act 1985) and accordingly will be available for public inspection.

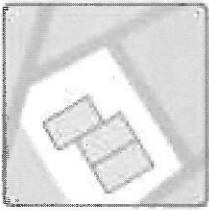
It should be noted that details of this application may have also been publicised by a press notice and the date shown thereon (if later than that advised above) is the last date by which representations will be accepted.

Date:

**Stephanie Gibrat
Assistant Director of Planning
Planning Service**

West Northants Council
Northampton Planning Office
The Guildhall
St Giles Square
Northampton
NN1 1DE

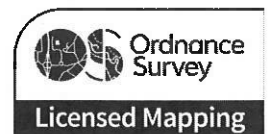
WNN/2023/0456 – Firsvie Drive, Northampton, Northamptonshire,
NN5 6RQ – Two storey side extension and single storey rear extension.

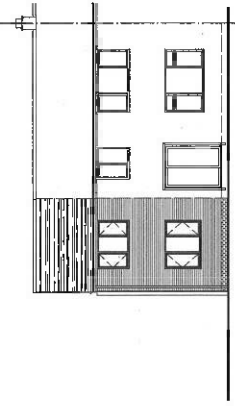


46 Firsview Drive, Northampton, NN5 6RQ

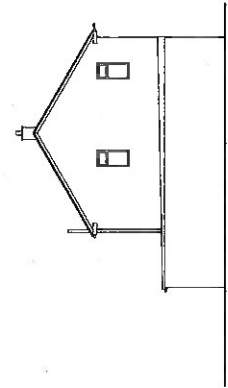


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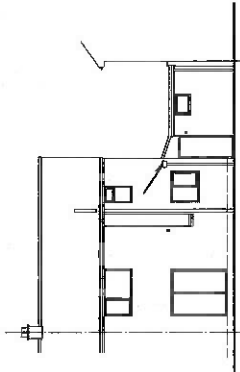




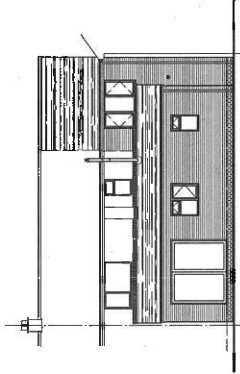
FRONT ELEVATION



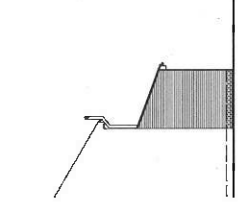
SIDE ELEVATION



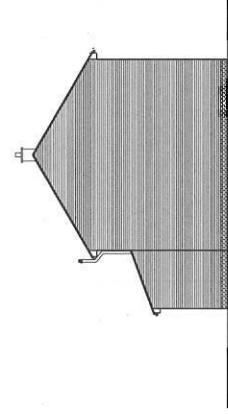
REAR ELEVATION



REAR ELEVATION



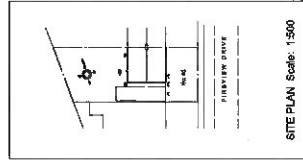
SIDE ELEVATION



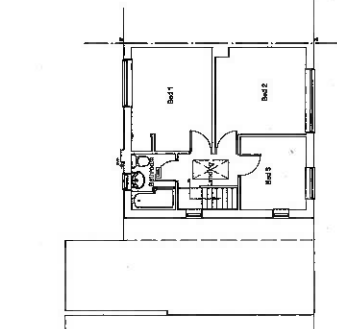
SIDE ELEVATION

FINISHES SCHEDULE
 Roof: This to match existing
 External walls: Brickwork to match existing
 Windows: UPVC colour: White
 Partitions: UPVC colour: White
 External Cladding: Half round pattern with stone effect
 Internal Cladding: colour: White

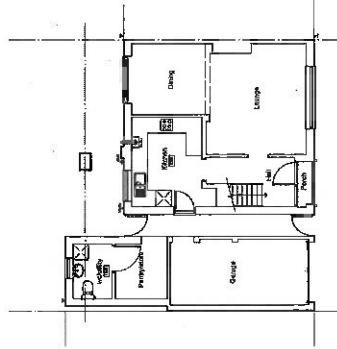
EXISTING



SITE PLAN Scale: 1:500
 46 FIRSVIEW DRIVE
 NORTHAMPTON

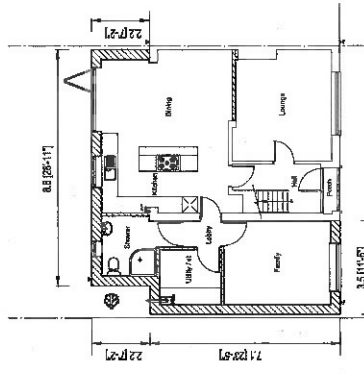


FIRST FLOOR PLAN

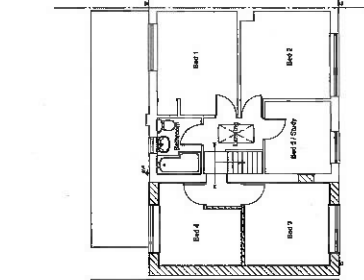


GROUND FLOOR PLAN

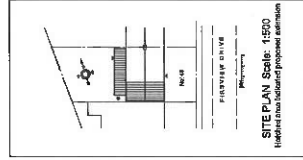
PROPOSED



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN Scale: 1:500
 46 FIRSVIEW DRIVE
 NORTHAMPTON

Job reference:

Revision:

Client: Mrs S Chapman

Scale: 1:100 1:500
 date: March 2023
 drawing No: 4603/P1

PROPOSED SIDE TWO STOREY, REAR SINGLE STOREY EXTENSIONS
 at 46 FIRSVIEW DRIVE, DUSTON, NORTHAMPTON. NN5 6RQ.

46 FIRSVIEW DRIVE, DUSTON, NORTHAMPTON.

Faye Tew

From: Cllr Nigel Hinch
Sent: 16 May 2023 20:53
To: NBC Planning
Subject: RE: Planning Application WNN/2023/0456 46 Firsview Drive Northampton Northamptonshire NN5 6RQ

Categories: Comment

I have no comments on this application but reserve my right to revise should I be made aware of any concerns

Kind regards,

Cllr Nigel Hinch – Duston East Ward M – 07503 787508

[Cllr Nigel Hinch@WestNorthants.gov.uk](mailto:Cllr.Nigel.Hinch@WestNorthants.gov.uk)

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Northamptonshire
Council**

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From: NBC Planning <Planning.NBC@westnorthants.gov.uk>
Sent: Tuesday, May 16, 2023 1:35 PM
To: Cllr Nigel Hinch <Nigel.Hinch@westnorthants.gov.uk>
Subject: Planning Application WNN/2023/0456 46 Firsview Drive Northampton Northamptonshire NN5 6RQ

Please see the attached letter regarding the above planning application which has been received by the Northampton area planning office of West Northamptonshire Council. Please follow the link below in order to view plans and information regarding this application. Insert the Application Reference Number in full into the search box and click submit

<http://planning.northamptonboroughcouncil.com/planning>

Please send your response to planning.nbc@westnorthants.gov.uk

Please send any correspondence relating to this application to planning.nbc@westnorthants.gov.uk quoting the reference number in the subject line.

Kind regards

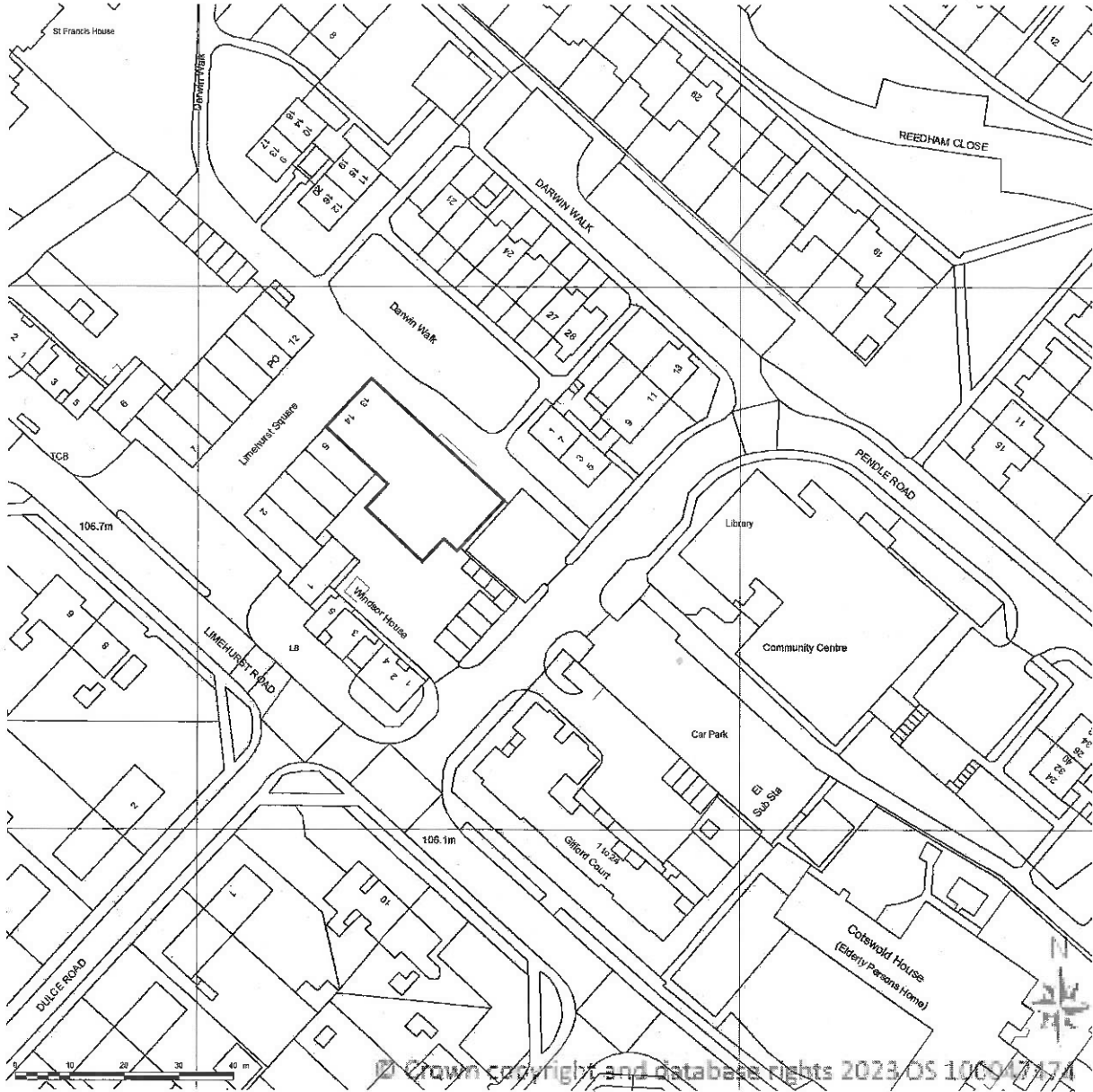
Dobromi Jaskulska
Planning Registration Officer
Place & Economy Directorate

West Northamptonshire Council | The Guildhall | St Giles Square | Northampton | NN1 1DE



WNN/2023/0466 – Tesco Express, Shop, 13-14 Limehurst Square,
Northampton, NN5 6LP – Installation of 1no packaged gas cooler, 2m
high palisade fence with access gate and anti-slip walkway

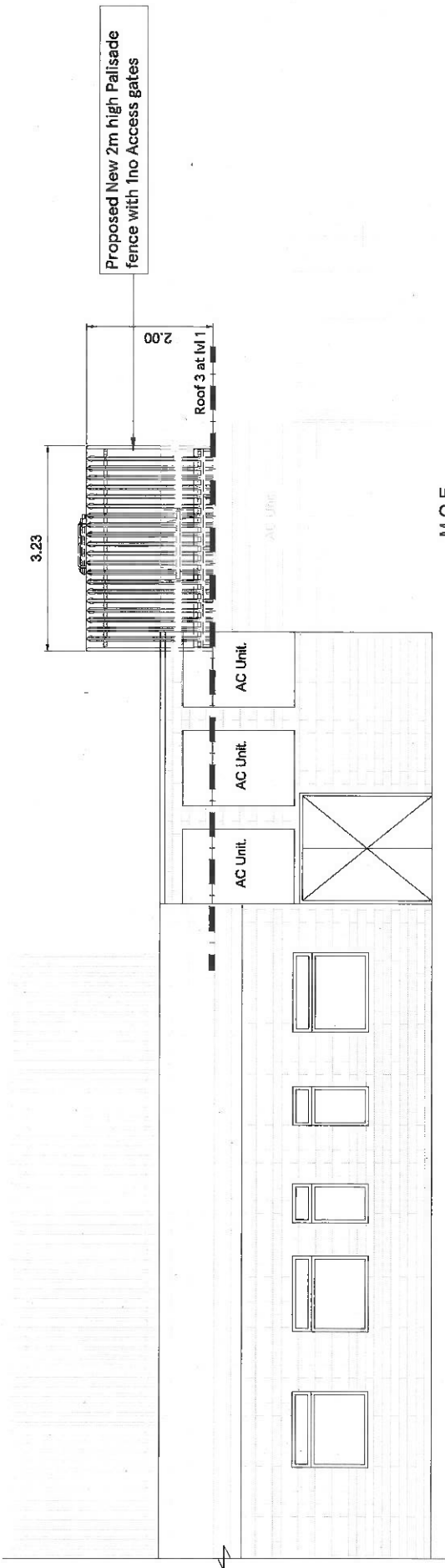
SITE LOCATION PLAN
AREA 4 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 472265 , 261952



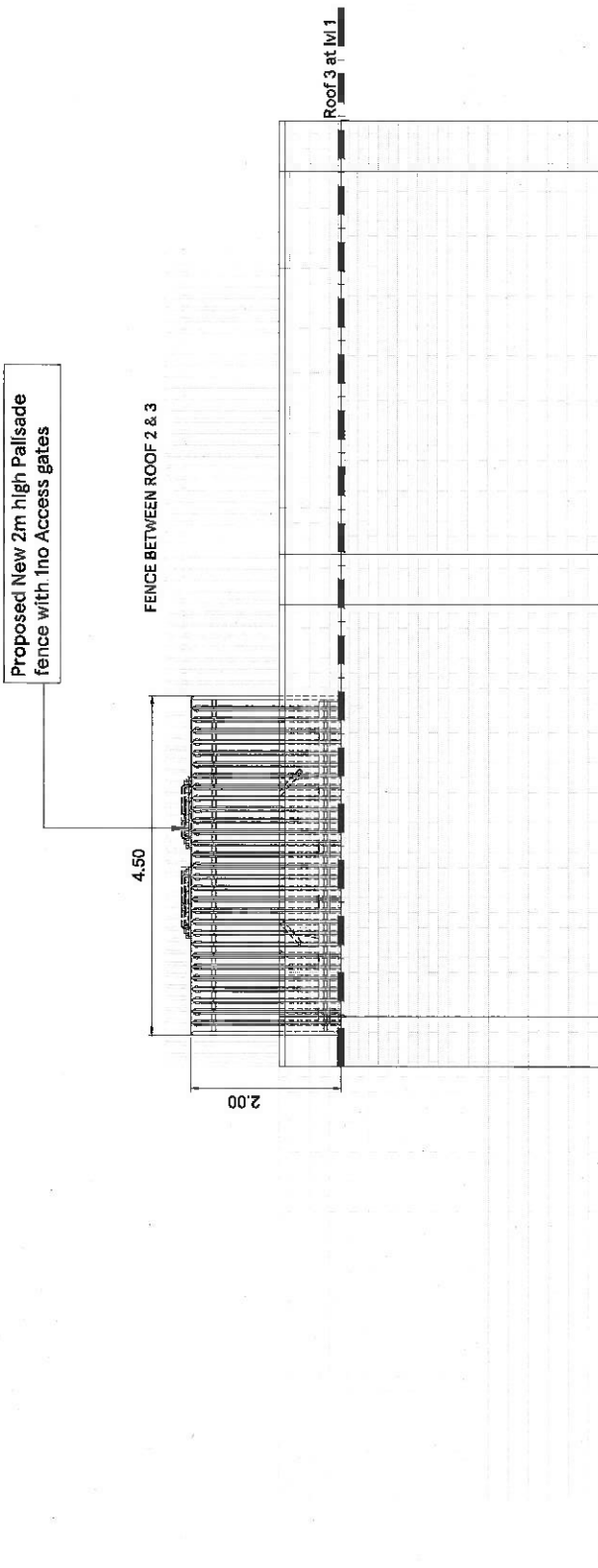
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08:59:01 04/04/2023



PART SOUTH ELEVATION PLANT HIDDEN.

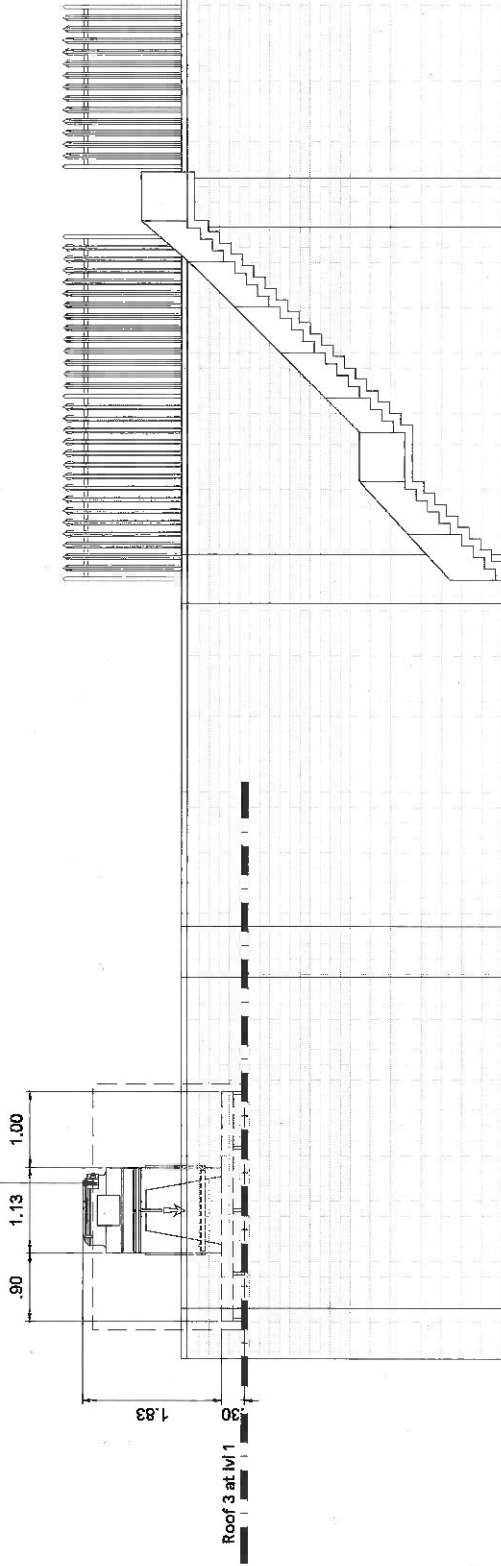


EAST ELEVATION WITH PLANT HIDDEN.



DRAWING NO 03_3125_03E	STONE TYPE EXPRESS	STONE TYPE EXPRESS
SCALE 1:50@A2	DATE 08.05.2023	STONE NAME LIMEHURST SQUARE DUSTON
CHECKED BY SHIKHA	DESIGNED BY MOHAMMED AFLAH K H	CUSTOMER PROPOSED ELEVATIONS-3_PLANT

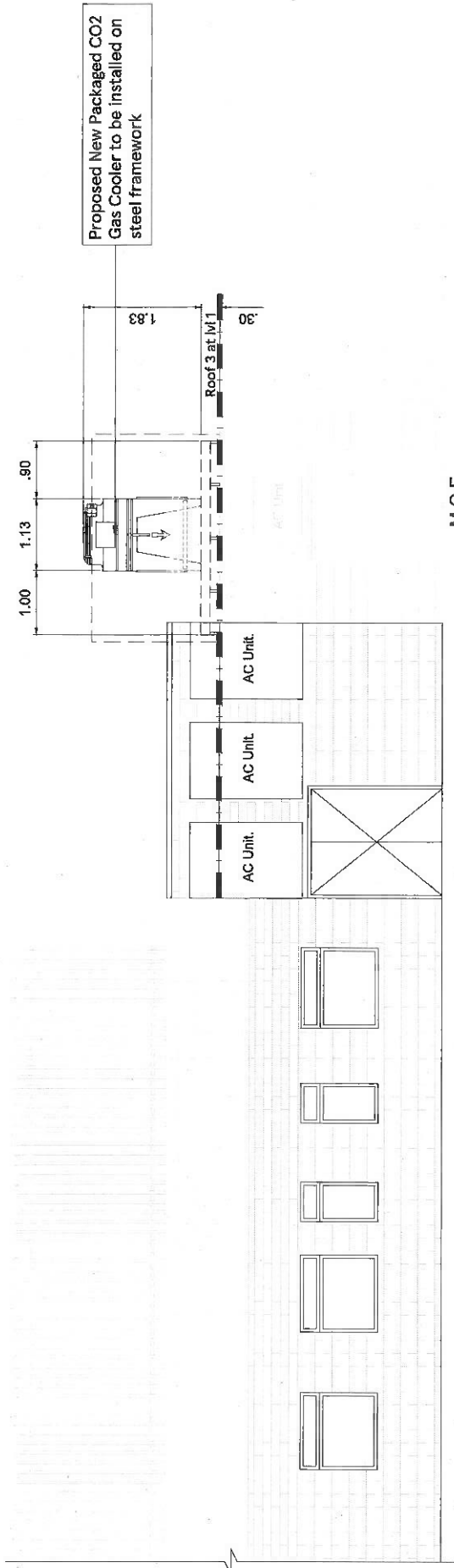
Proposed New Packaged CO2 Gas Cooler to be installed on steel framework



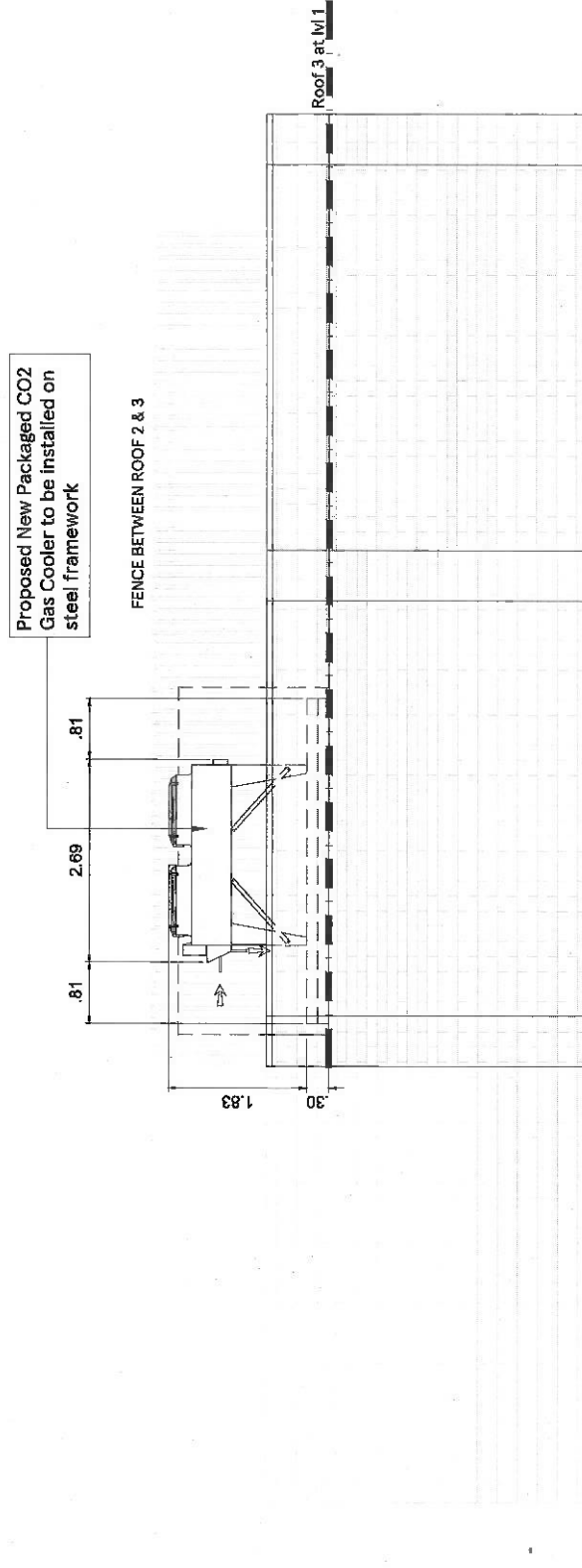
PART NORTH ELEVATION WITH FENCE HIDDEN.



DRAWING NO 03_3125_03D	EXPRESSION EXPRESS
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DATE 08.05.2023	CATEGORY PROPOSED ELEVATIONS-2_PLANT
CHECKED BY SHIKHA	
DRAWN BY MOHAMMED AFLAH K H	



PART SOUTH ELEVATION WITH FENCE HIDDEN.



EAST ELEVATION WITH FENCE HIDDEN.

SCALE BAR



DRAWING NO
03_3125_03C

STORE TYPE
EXPRESS

SCALE
1:50@A2

STORE NAME
LIMEHURST SQUARE DUSTON

DATE
08.05.2023

CHECKED BY
SHIKHA

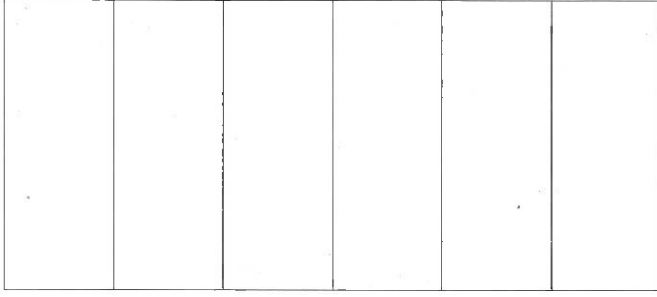
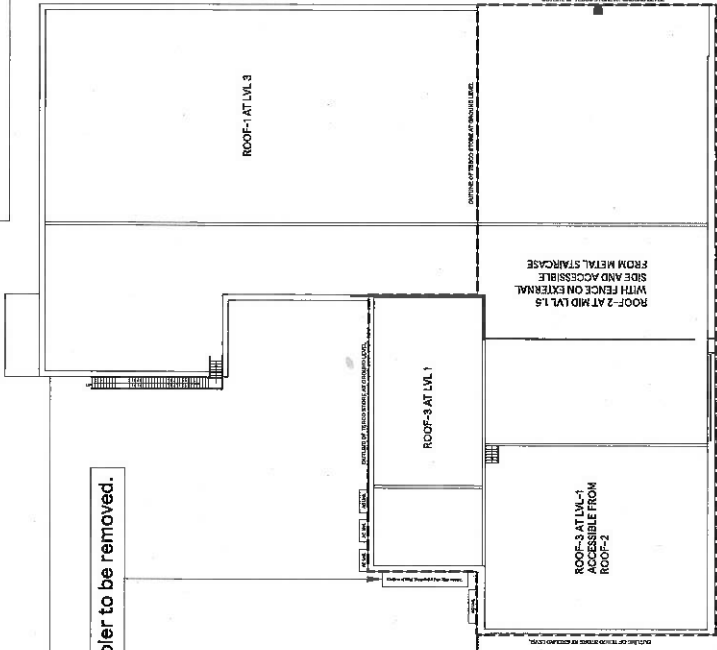
DRAWN BY
MOHAMMED AFLAH K H

CONTENT
PROPOSED ELEVATIONS-1 PLANT

LIMEHURST ROAD

PENDLE ROAD

Existing wall mounted gas cooler to be removed.



SCALE BAR



1:200



DRAWING NO
02_3125_02A

DATE
08.05.2023

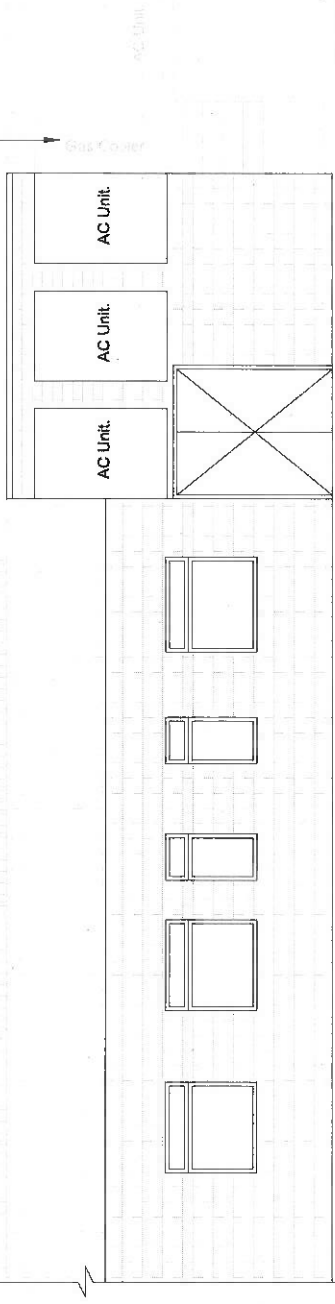
STORE NAME
LIMEHURST SQUARE DUSTON

CONTENT
EXISTING SITE PLAN AT ROOF LEVEL PLANT

STORE TYPE
EXPRESS

TESCO
FEASIBILITY PLANNING
 STORE PLANNING DEPARTMENT
 HIGHWOODS BUILDING, WESTRAL WAY
 WELWYN GARDEN CITY, HERTFORDSHIRE AL7 0BU UK
 TEL: 0457 639 600
 WWW.TESCO.COM
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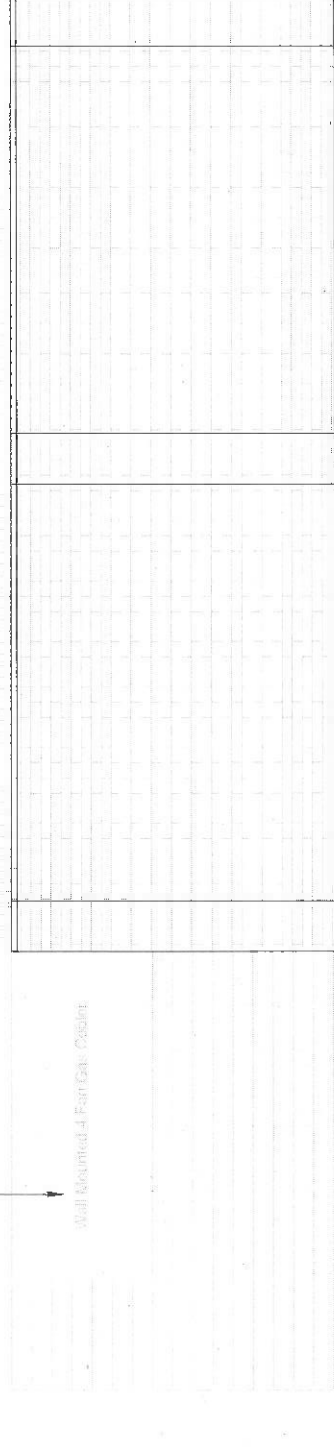
Existing wall mounted gas cooler to be removed.



PART SOUTH ELEVATION

Existing wall mounted gas cooler to be removed.

FENCE BETWEEN ROOF 2 & 3



EAST ELEVATION



DRAWING NO 03_3125_03A	STORE TYPE EXPRESS	STORE NAME LIMEHURST SQUARE DUSTON	CONTENT EXISTING ELEVATIONS-1 PLANT
SCALE 1:50@A2	DATE 08.05.2023		
CHECKED BY SHIKHA			
DESIGNED BY MOHAMMED AFLAK H			

TESCO
FEASIBILITY PLANNING
 STORE PLANNING DEPARTMENT
 PROPERTY SERVICES
 1000 WILMINGTON CITY CENTRAL
 WILMINGTON CITY CENTRAL, AL7 1SB UK
 TELEPHONE: 01702 285100
 FAX: 01702 285101
 WWW.TESCO.COM
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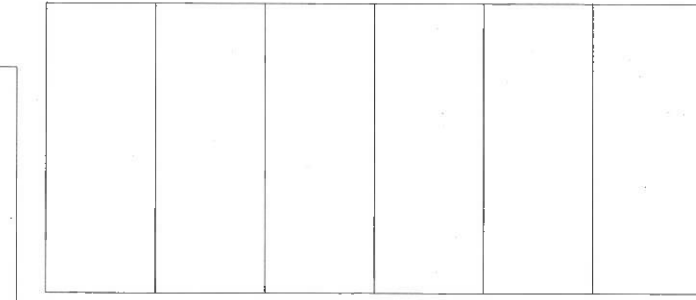
LIMEHURST ROAD

PENDLE ROAD

Proposed New Packaged CO2 Gas Cooler to be installed on steel framework.

Proposed New 2m high Palisade fence with 1no Access gate.

Proposed New Anti slip walkway.



1:200
4m



SCALE BAR

DRAWING NO
02_3125_02C

SCALE
1:200@A2

DATE
08.05.2023

STORE NAME
LIMEHURST SQUARE DUSTON

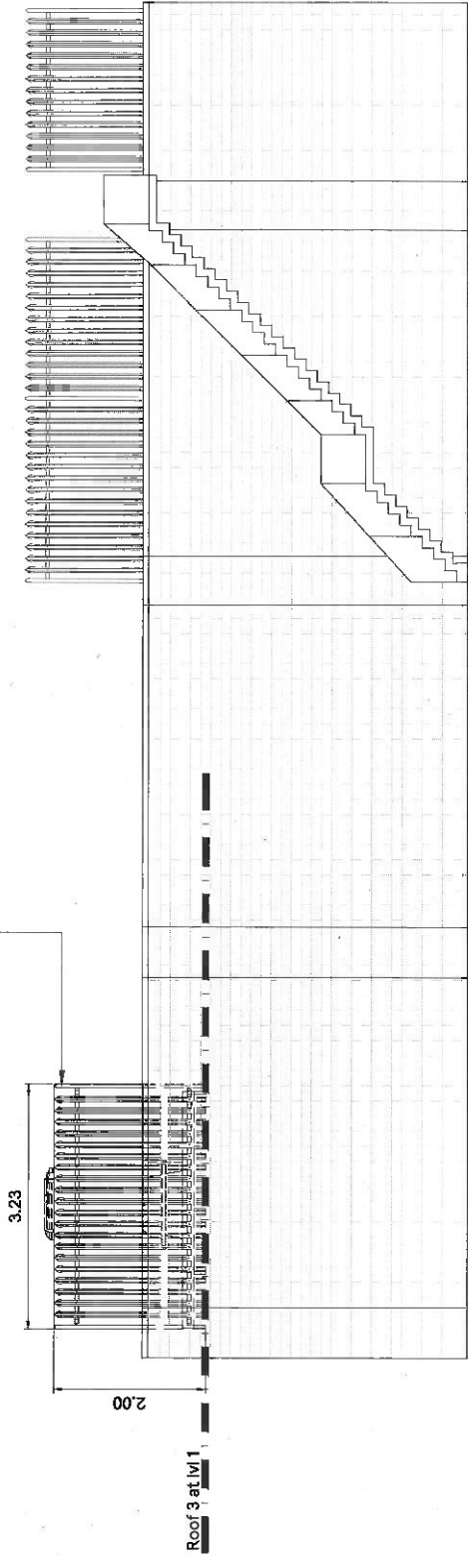
CONTENT
PROPOSED SITE PLAN AT ROOF LEVEL PLANT

DESIGNED BY
SHIKHA

DRAWN BY
MOHAMMED AFLAH K H

TITLE TYPE
EXPRESS

Proposed New 2m high Palisade fence with 1no Access gates



PART NORTH ELEVATION WITH PLANT HIDDEN.



DRAWING NO 03_3125_03F	STORE TYPE EXPRESS
SCALE 1:50@A2	STORE NAME LIMEHURST SQUARE DUSTON
CHECKED BY SHIKHA	COURT PROPOSED ELEVATIONS-4_PLANT
DRAWN BY MOHAMMED AFLAH K H	

KR07251

Limehurst Express

Noise Impact Assessment...

Standard: British Standard 4142: 2014

Site: Limehurst Express

Address: 13 - 14 Limehurst Square

Limehurst

Duston

Northamptonshire

Postcode: NN5 6LP

Customer: Tesco Stores Ltd

Address: Shire Park

Kestrel Way

Welwyn Garden City

Hertfordshire

Postcode: AL7 1GA

Issue: Version 1.0

Date: 6th March 2023

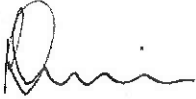


Status: Current Document

KR Associates (UK) Ltd

Quietly confident...



Revisions...

KR07251		Project	Limehurst Express		
		Title	Noise Impact Assessment - Proposed Replacement Plant		
		Standard	British Standard 4142: 2014 + A1: 2019		
Issue	Date	Details of Revision			
v1_0	06/03/2023	Description	Report issue for submission to Local Authority		
		Signature			
		Name	Mr. R. Scrivener	Miss N Truman	Mr R Scrivener
		Position	Technical Director	Project Manager	Technical Director

Disclaimer...

This report is strictly confidential and is designed to meet the requirements of the customer. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. No Liability is accepted outside the scope of this report in strict accordance with the standard terms and conditions.

KR Associates...

KR Associates (UK) Ltd (Company No. 04813349) registered office at 56 Bassett Green Road, Southampton. SO16 3DX.

Table of Contents....

1. Executive Summary.....	5
1.1. Instruction	5
1.2. Executive Summary (Repeated at Section 6).....	5
1.2.1 Assessment Position	5
1.2.2 Background Noise Measurements	5
1.2.3 Criterion at Assessment Position	5
1.2.4 Mitigation Measures.....	5
1.2.5 Assessment of Noise Levels	5
1.2.6 Conclusions	5
2. Site Location.....	6
2.1. General Location of Site	6
2.2. Key Positions (Source, Assessment & Background).....	7
2.3. Locations and Distances of Individual Source Positions.....	7
2.4. Free Field Source Sound Pressure Levels at 10m	7
3. Background Noise Levels.....	8
3.1. Weather During Survey	8
3.1.1 Wind Speed, Gust and Direction.....	8
3.1.2 Rainfall, Temperature and Dew Point.....	8
3.1.3 Impact of Weather.....	8
3.2. 24-hour Background Measurements.....	9
3.3. Modal Analysis of Background Data	9
4. Criterion.....	10
4.1. National Planning Policy Framework 2021.....	10
4.1.1 Scope of Standard.....	10
4.1.2 Conserving and Enhancing the Natural Environment.....	10
4.1.3 Appropriate Development.....	10
4.2. Noise Policy Statement for England: 2010	10
4.2.1 Scope of Standard.....	10
4.2.2 Criterion	11
4.3. Night Noise Guidelines (“NNG”).....	11
4.3.1 Recommendation for Health Protection	11
4.3.2 Description of Effect of Change in Noise Level	11
4.4. British Standard 4142: 2014 + A1: 2019	12
4.4.1 Testing Standard.....	12
4.4.2 Criterion	12
4.4.3 Feature Correction.....	12
4.5. Local Authority Requirements.....	13
4.5.1 Local Plan	13
4.5.2 Existing Planning Permission	13
4.5.3 Proposed Criterion.....	13

5. Calculations of Noise Levels...	14
5.1. ISO 9613 – Part 2:1996.....	14
5.1.1 Source Directivity (D_c)	14
5.1.2 Geometric Divergence (A_{div})	14
5.1.3 Ground Absorption (A_{gr})	14
5.1.4 Atmospheric Absorption (A_{atm})	14
5.1.5 Barrier Effect (A_{bar}).....	15
5.2. Calculation of Plant Noise Levels.....	15
5.2.1 Day Time (07:00 to 19:00)	15
5.2.2 Evening (19:00 to 23:00).....	15
5.2.3 Night Time (23:00 to 07:00).....	15
5.3. Assessment of Average Noise Levels (BS 4142: 2014 + A1: 2019)	16
6. Conclusions.....	17
6.1. Assessment Position.....	17
6.2. Background Noise Measurements	17
6.3. Criterion at Assessment Position.....	17
6.4. Mitigation Measures	17
6.5. Assessment of Noise Levels.....	17
6.6. Conclusions.....	17
6.7. Uncertainty.....	17
7. Appendix A - BS 4142:2014 + A1: 2019 Information to Be Reported... ..	18
7.1. a) Competency	18
7.2. b) Source Under Investigation.....	18
7.3. c) Subjective Impression of Source at Assessment Position.....	18
7.4. d) Existing Contexts	18
7.5. e) Relative Positions	19
7.6. f) Noise Measurement Equipment Calibration.....	19
7.7. g) Noise Measurement Equipment Operation Test	19
7.8. h) Weather Conditions	20
7.9. i) Date of Measurements.....	20
7.10. j) Measurement Time Interval.....	20
7.11. k) Reference Time Interval	20
7.12. l) Specific Noise / m) Background Noise / n) Rating / o) Assessment / p) Conclusions	20

1. Executive Summary....

1.1. Instruction

KR Associates (UK) Ltd have been instructed by Tesco Stores Ltd to undertake an environmental noise survey at the Limehurst Express located at 13 - 14 Limehurst Square in Duston. The report will determine if the installation of the replacement packaged CO2 gas cooler will have a significant adverse impact in terms of noise on the local noise sensitive properties.

1.2. Executive Summary (Repeated at Section 6)

1.2.1 Assessment Position

The residential flats at the rear of Windsor House are located 18 m from the dedicated plant area at the rear of the store where it is proposed to locate the packaged gas cooler.

1.2.2 Background Noise Measurements

Day Time (07:00 – 19:00)			Evening (19:00 – 23:00)			Night Time (23:00 – 07:00)		
L _{Amax,1h}	L _{Aeq,1h}	L _{A90,1h}	L _{Amax,1h}	L _{Aeq,1h}	L _{A90,1h}	L _{Amax,15m}	L _{Aeq,15m}	L _{A90,15m}
63 - 92 dB	48 - 67 dB	37 - 55 dB	62 - 96 dB	45 - 71 dB	34 - 54 dB	43 - 92 dB	35 - 69 dB	33 - 48 dB
Modal Background		47 dB	Modal Background		41 dB	Modal Background		34 dB

1.2.3 Criterion at Assessment Position

To comply with the revised version of the National Planning Policy Framework (“NPPF”) and the guidance within the Local Plan, the resultant noise levels at the nearest residential dwellings are at least 5 dB below the underlying background noise levels when assessed in accordance with British Standard 4142: 2014 + A1: 2019.

1.2.4 Mitigation Measures

No additional mitigation measures are required as the plant has been selected to meet the requirements of the Local Authority.

1.2.5 Assessment of Noise Levels

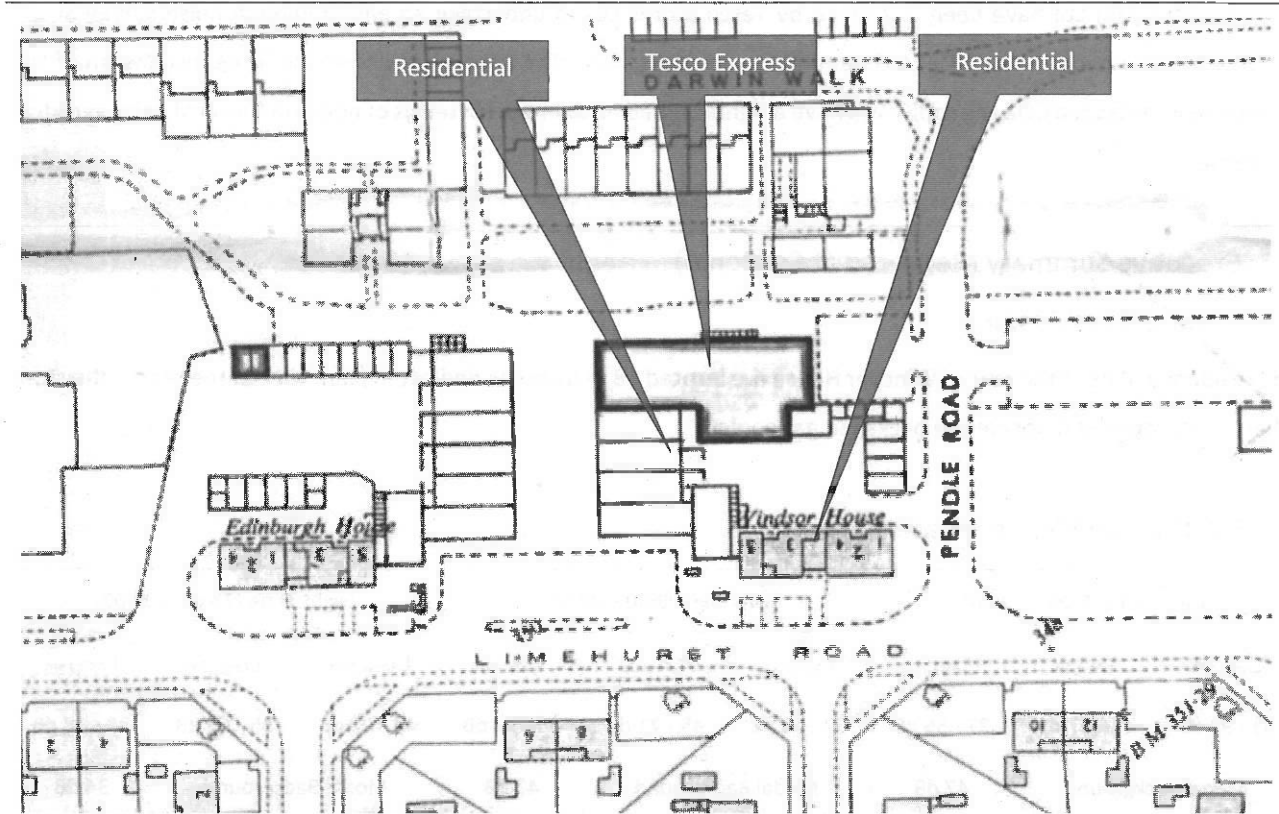
Day Time (07:00 – 19:00)			Evening (19:00 – 23:00)			Night Time (23:00 – 07:00)		
L _{Aeq,1h}	L _{A90,1h}	BS4142	L _{Aeq,1h}	L _{A90,1h}	BS4142	L _{Aeq,1h}	L _{A90,1h}	BS4142
33 dB	47 dB	-14 dB	28 dB	41 dB	-13 dB	25 dB	34 dB	-9 dB

1.2.6 Conclusions

The resultant noise levels from the proposed mechanical equipment will result in noise levels that comply in full with the Local Plan and are at levels that are very unlikely to give rise to complaints from residents.

2. Site Location...

2.1. General Location of Site



Site Plan (Imagery © Google 2023)

The Tesco Express is located within a small parade of shops at Limehurst Square. There are residential flats above and a large single storey extension at the rear of the site. The proposed replacement packaged CO2 gas cooler will be located at the rear of the site around 18m from the rear of the flats at Windsor House.

2.2. Key Positions (Source, Assessment & Background)



Position	Description	Latitude	Longitude	Elevation
Sources	Dedicated plant area at the rear of the store.	52.251027°	-0.943139°	2 m
Assessment	Residential flats at the rear of Windsor House.	52.250920°	-0.943330°	5 m
Background	Within the pedestrian area at the front of the store.	52.251169°	-0.943641°	4 m

2.3. Locations and Distances of Individual Source Positions

Position	Relative Distance	Latitude	Longitude	Elevation
Source 1	18 m to assessment position	52.251027°	-0.943139°	2 m

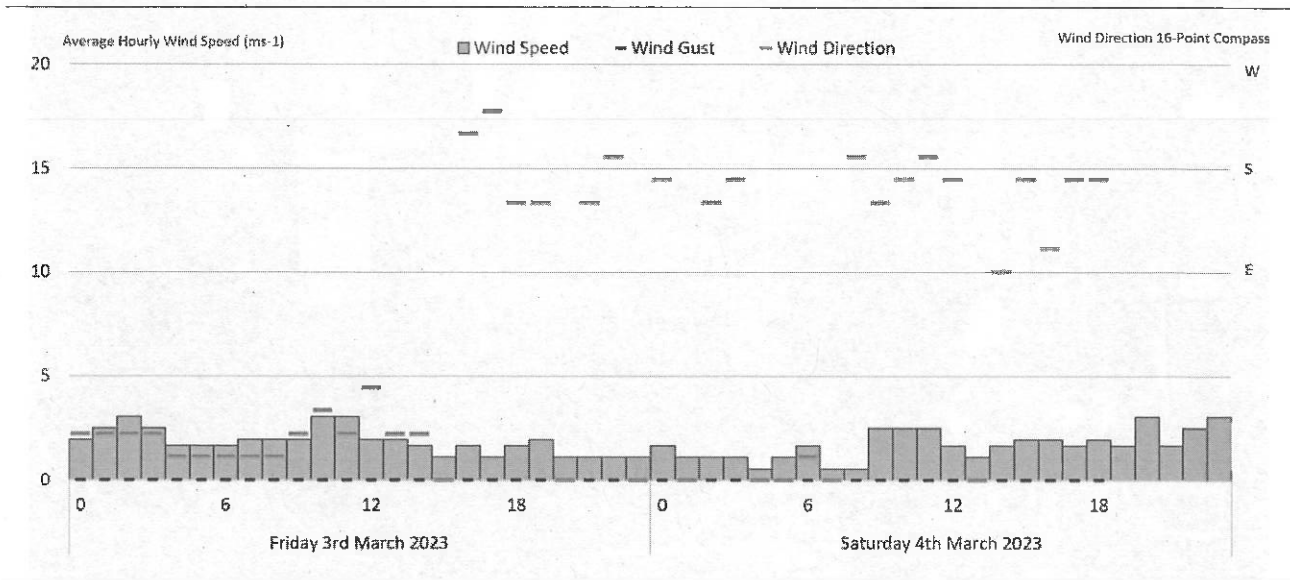
2.4. Free Field Source Sound Pressure Levels at 10m

Source	Description of Source	Sound Pressure at 10m – Annex C 13487: 2003		
		07:00 – 19:00	19:00 – 23:00	23:00 – 07:00
Source 1	CO2 Packaged Gas Cooler	$L_{p(10)}$ 40 dB	$L_{p(10)}$ 35 dB	$L_{p(10)}$ 30 dB

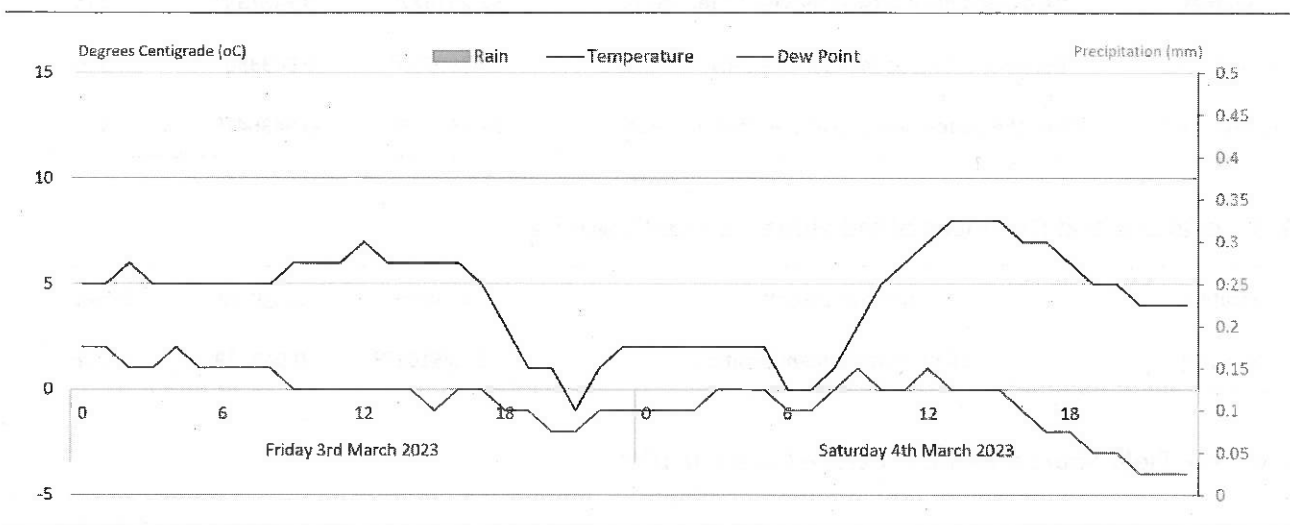
3. Background Noise Levels...

3.1. Weather During Survey

3.1.1 Wind Speed, Gust and Direction



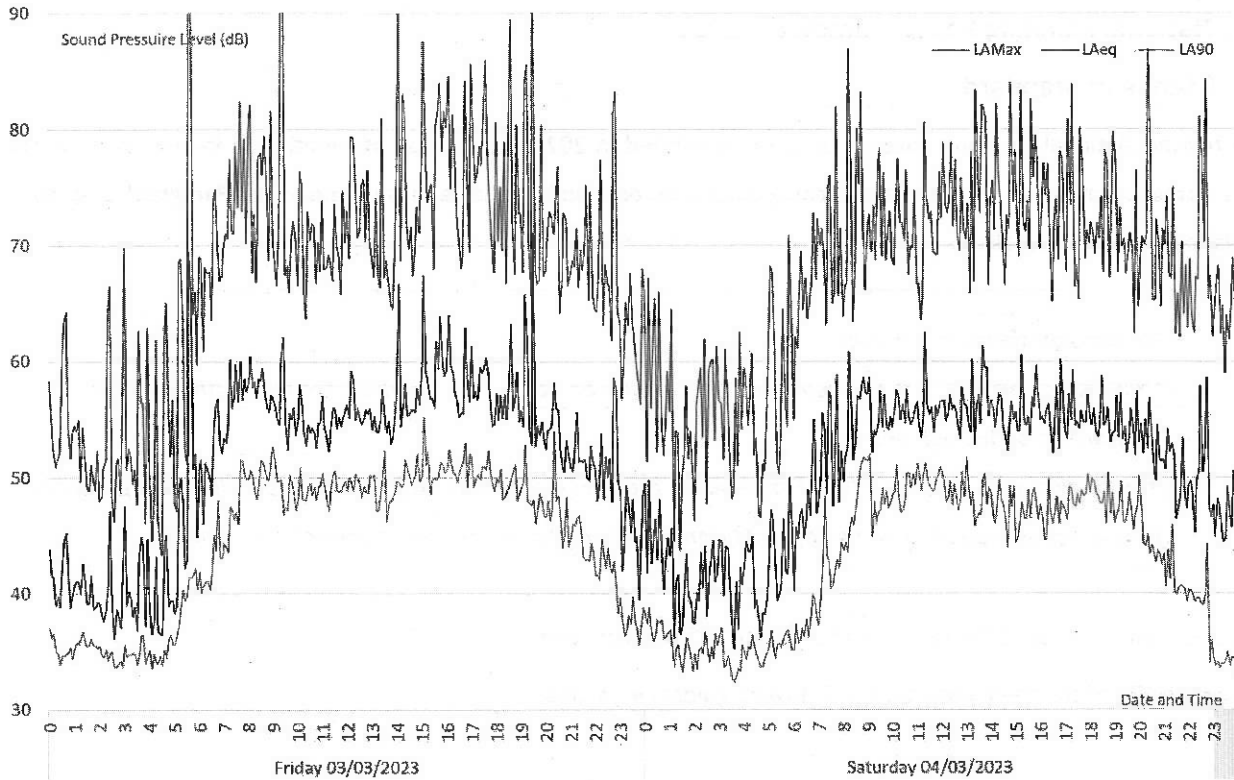
3.1.2 Rainfall, Temperature and Dew Point



3.1.3 Impact of Weather

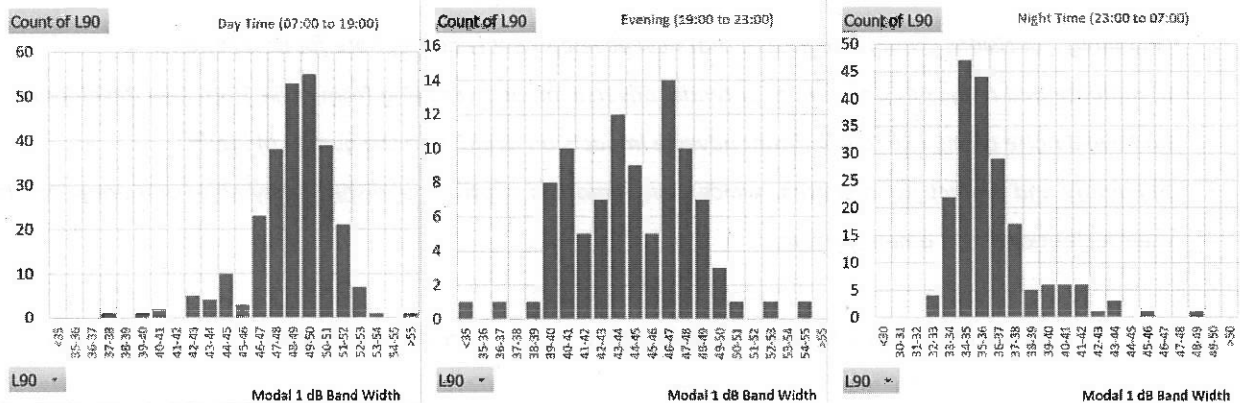
An analysis of the background data recorded on site indicates that the prevailing weather did not adversely impact the results. The wind speed was on average below 5.0ms⁻¹ and there was no precipitation during the survey period.

3.2. 24-hour Background Measurements



Day Time (07:00 – 19:00)			Evening (19:00 – 23:00)			Night Time (23:00 – 07:00)		
L _{Amax,1h}	L _{Aeq,1h}	L _{A90,1h}	L _{Amax,1h}	L _{Aeq,1h}	L _{A90,1h}	L _{Amax,15m}	L _{Aeq,15m}	L _{A90,15m}
63 - 92 dB	48 - 67 dB	37 - 55 dB	62 - 96 dB	45 - 71 dB	34 - 54 dB	43 - 92 dB	35 - 69 dB	33 - 48 dB

3.3. Modal Analysis of Background Data



Day Time (07:00 to 19:00)		Evening (19:00 to 23:00)		Night Time (23:00 to 07:00)	
Standard Deviation (σ)	2.32	Standard Deviation (σ)	3.44	Standard Deviation (σ)	2.47
Geometric Average	49 dB	Geometric Average	44 dB	Geometric Average	36 dB
Modal Value	47 dB	Modal Value	41 dB	Modal Value	34 dB

4. Criterion...

4.1. National Planning Policy Framework 2021

4.1.1 Scope of Standard

The revised National Planning Policy Framework published in 2021 provides an assumption in favour of sustainable development that meets the three overarching objectives: economic, social, and environmental. Paragraph 11 provides guidance for decision makers:

“For decision-taking this means:...

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) ...granting permission unless...

i) the application of policies in this Framework... provides a clear reason for refusing development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits....”

4.1.2 Conserving and Enhancing the Natural Environment

Paragraph 174 of the NPPF provides the following guidance on noise:

“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 ...noise pollution...”

4.1.3 Appropriate Development

Paragraph 185 of the NPPF requires the development to be appropriate for its location:

“Planning... decisions should also ensure that new development is appropriate for its location...

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;⁶⁵

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

65 See Explanatory Note to the Noise Policy Statement for England: 2010”

4.2. Noise Policy Statement for England: 2010

4.2.1 Scope of Standard

The Noise Policy Statement for England published in 2010 defines three aims:

“Avoid significant adverse impact on health and the quality of life.

Mitigate and minimise adverse impacts on health and quality of life; and

Contribute to the improvement of health and the quality of life.”