

Noise Impact Assessment

Downsview Farm, Clay Lane, Cootham

This application relates to the regularisation of a building which is used as a holiday let and a proposed agricultural training room and office.

Paragraph 198 of the NPPF states:

“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 life⁷²; 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; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

The building is not in proximity to any noise source likely to give rise to nuisance.

Noise levels would be no greater than existing noise levels on the site or on adjacent properties.

There is a storage room for the holiday let between the holiday let accommodation and the training room and office use and this provides good sound attenuation between the two uses. The walls also have additional sound proofing.

There are no adverse implications for the tranquillity of the area in accordance with paragraph 198 of the NPPF.