

Newport City Council
Local Development Plan

Council Response to letter from Wardell Armstrong
dated 22 April 2014

Hearing Session 5: Gypsy and Traveller sites



Hearing Session 5: Gypsy and Traveller sites

- 1 **Newport City Council response to comments submitted by Wardell Armstrong on behalf of Gallaghers with regards to the Former Ringland Allotments noise assessment.**
 - 1.1 During Hearing Session 5, a discussion was held regarding the suitability of the Former Ringland Allotments site for allocation as a Gypsy and Traveller site. Specific regard was had to noise conditions for future occupiers.
 - 1.2 As part of its site appraisal process for the Scrutiny Committee review, Newport City Council (NCC) had commissioned a noise survey for the site. The results of this survey differed significantly from those of a noise survey commissioned by Gallaghers and submitted alongside their Session 5 documents. A copy of the NCC report was made available at Session 5, and Wardell Armstrong (agents acting on behalf of Gallaghers) have since submitted a response to that noise report.
 - 1.3 This document comprises a brief reply to that letter (dated 22 April 2014 from Wardell Armstrong).
 - 1.4 The first half of the Wardell Armstrong letter notes that the planning consent for the Llanwern Village development includes a condition relating to noise levels at those plots closest to the Southern Distributor Road (SDR). These plots would be some 80m from the SDR. This is not disputed, however, the implied comparison between this and the proposed Gypsy and Traveller site is misleading. The comments on noise at dwellings on the Llanwern Village development reflect the current situation with no noise attenuation measures alongside the SDR. Conversely, the Gypsy and Traveller site allocation includes the provision of a 2.5m high noise attenuation fence along the site boundaries, which will clearly reduce noise levels.
 - 1.5 The remainder of the letter considers the noise levels affecting the site.
 - 1.6 The Wardell Armstrong Report submitted as part of Session 5 (Appendix 4 of Gallaghers' submission) makes reference to the World Health Organisation's (WHO) noise limits. These are:
 - 35dB $L_{\text{aeq } 16 \text{ hour}}$ during the daytime in noise sensitive rooms other than bedrooms;
 - 30dB $L_{\text{aeq } 16 \text{ hour}}$ during the night-time in bedroom areas; and
 - 45dB $L_{\text{Af, max}}$ should not be exceed during the night-time in bedroom areas.
 - 1.7 These limits are far in excess of TAN11 accepted limits. It is believed that the required 8m noise attenuation fence noted within the report and referred to in Session 5 is only necessary to comply with WHO limits.
 - 1.8 The Llanwern Village residential development was been assessed against the following limits:
 - External Daytime - 55dB $L_{\text{aeq } 16 \text{ hour}}$ in outdoor living areas;
 - Internal Daytime - 40dB $L_{\text{aeq } 16 \text{ hour}}$ in habitable rooms; and
 - Internal Night time - 35dB $L_{\text{aeq } 8 \text{ hour}}$ in habitable rooms.

- 1.9 The same limits (which are considered more reasonable and are compliant with TAN11) have been used to assess the proposed Gypsy/Transit Site at Ringland Allotments.
- 1.10 It is agreed that the desired noise levels of 55dB $L_{\text{aeq } 16 \text{ hour}}$ external, 40dB $L_{\text{aeq } 16 \text{ hour}}$ daytime internal and 35dB $L_{\text{aeq } 8 \text{ hour}}$ night time internal would be slightly exceeded even with the 2.5m high fence, however the extent to which these levels are exceeded differs in each party's assessment.
- 1.11 During Session 5 the Council confirmed that the Former Ringland Allotments site is not required to meet its identified residential site need, because this can be fully met on the Hartridge Farm Road site, including the projected growth of the three families throughout the Plan period. The Allotments site would therefore be required only as a contingency transit site, should the preferred Celtic Way transit site not be delivered/allocated.
- 1.12 It is accepted that noise levels at the Ringland Allotments site are moderately higher than the above limits. However, the Council is satisfied that the more stringent noise requirements for a permanent residential use can be relaxed for a transit site, which provides short term accommodation as a managed alternative to unauthorised roadside encampments. The Council's Environmental Health Officers have reiterated that they support this approach.
- 1.13 The Council therefore maintains its stance that a 2.5m high noise attenuation fence would provide an acceptable level of amenity for occupiers of this transit site.