

## TECHNICAL NOTE

**Job Name:** Calcott Hall Farm, Brentford  
**Job No:** 42579  
**Note No:** 3001/TN01 Rev B  
**Date:** 31 January 2019  
 (Rev B – 4 March 2019)  
**Prepared By:** Jameson Musyoki  
**Subject:** **Preliminary Acoustics Review**

Item	Subject
1.	<p><b>Introduction</b></p> <p>Peter Brett Associates (PBA), now part of Stantec, has been commissioned to undertake a desktop review of the likely noise constraints associated with the proposed residential development for approximately 800 dwellings on land at Calcott Hall Farm, south of Ongar Road Brentford.</p> <p>The site has a total area of approximately 47.6ha and is bounded by the A128 Ongar Road to the north, the A12, to the east, Weald Road to the south and Sandpit Lane to the west.</p> <p>The complex of existing farm buildings and some surrounding land will be excluded from the proposed development and will also form part of the eastern boundary of the development site. To the north and east of the site are the existing residential areas of Pilgrims Hatch and Brentwood. The site is largely surrounded by agricultural fields to the south and west. There is an area of designated ancient woodland, High Wood, to the northeast of the site, adjacent to Ongar Road.</p> <p>The land is currently arable farm land with some woodland and lakes. The highest point is within the centre of the site, which slopes gently to the north and more steeply to the south east.</p> <p>The proposed development is indicated on fpcr drawing 8363-L-01 contained in Appendix A. The site will have an access road running north-south through the site (Community Link Road) giving access to the residential development parcels, and over 50% of the overall development site area will be “Green Infrastructure”.</p>
2.	<p><b>Preliminary Acoustics Appraisal</b></p> <p>For a site of this type where the dominant noise source is likely to be road traffic, the suitability of a site for residential use is typically assessed using the guidance within BS8233:2014. The document details the desirable internal ambient noise levels for habitable rooms and private external amenity areas and has been used to inform this review.</p> <p>Consideration of other standards may be necessary where specific sound sources (other than road traffic) are identified.</p> <p>It is recommended that environmental sound surveys and acoustic modelling are undertaken to quantify the potential noise impact on the site and allow a detailed assessment to be undertaken at the planning application stage.</p>

## TECHNICAL NOTE

Item	Subject
	<p>Based on a desktop review of the site it is likely that the dominant sound sources are vehicular movements on the surrounding road network, particularly the A12, Ongar Road, Weald Road and Sandpit Lane.</p> <p>In addition, it is possible that the Blue Crown Public House and Brentwood Brewery may contribute to the sound climate in some areas of the site when operational. The sources are listed below and presented in figure 1 below:</p> <div data-bbox="435 510 1401 1003" style="text-align: center;"> </div> <p><b>Figure 1: Location of potential sound sources</b></p> <ol style="list-style-type: none"> <li>1. Blue Crown Brentford Public House; and</li> <li>2. Brentwood Brewery.</li> </ol> <p>A review of potential road traffic and other sources is provided below with preliminary comments based on the Initial Capacity Plan provided by fpcr Environment and Design Ltd.</p> <p><i>Road Traffic Noise</i></p> <p>Vehicular noise from Ongar Road, Weald Road and the A12 is likely to primarily affect the northern, southern and eastern parts of the site. The Capacity Plan has responded to these sources by setting development back from these roads with the majority of development situated centrally away from the roads. For areas of the development with a line of site to the A12, Weald Road and Ongar Road further measures which could be reviewed as the details of the masterplan are progressed, are provided in the Section 3, Mitigation, below.</p> <p><i>Blue Crown Brentford Public House</i></p> <p>A significant impact is considered unlikely, with existing dwellings located closer to the public house than the proposed development parcels. However, it is suggested that, at the planning application stage, a noise impact assessment is undertaken which considers the potential noise impact associated with the public house.</p> <p><i>Brentwood Brewery</i></p> <p>Located to the east of the proposed site, noise associated with farm and brewery buildings at Calcott Hall Farm may include noise emissions due to heavy goods vehicle movement and loading, as well as plant noise.</p>

## TECHNICAL NOTE

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	<p>A significant impact is considered unlikely. However, it is suggested that at the planning application stage, a noise impact assessment is undertaken which considers the potential noise impact associated with the continued use of Calcott Hall Farm complex.</p>
3.	<p><b>Mitigation Measures</b></p> <p>As the details of the masterplan progress the following measures could be considered to further reduce noise levels at the proposed dwellings at the planning application stage:</p> <ul style="list-style-type: none"> <li>• Considerate site layout and building design</li> <li>• Appropriately specified building fabric (including glazing and ventilation elements); and</li> <li>• Acoustic barriers.</li> </ul> <p>As seen in the Capacity Plan, the proposed residential parcels have been setback from Ongar Road, Weald Road and the A12. This could also provide appropriate space to incorporate acoustic barriers, if required, to provide acoustic screening from vehicular noise from these roads.</p>
4.	<p><b>Conclusion</b></p> <p>This note identifies the most likely noise impacts which may influence key design constraints to the proposed development, in accordance with relevant policy and British Standards.</p> <p>Vehicular noise from Ongar Road, Weald Road and the A12 are likely to be the main noise sources influencing the noise environment at the site. Other noise sources of a different character, The Blue Crown Brentford Public House, and Brentwood Brewery, should also be investigated as part of a detailed assessment at the planning application stage.</p> <p>Based on the review undertaken, the proposed development of the site is not likely to be significantly affected by nearby noise sources, and therefore noise is not likely to be a constraint on development.</p> <p>It is recommended that environmental sound surveys and acoustic modelling are undertaken to quantify the potential noise impact on the site and determine the extent of any mitigation measures at the planning application stage.</p>

### DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
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	A	25.02.19	JM	MM	MB	RSH
	B	04.03.19	JM	PE	MB	RSH

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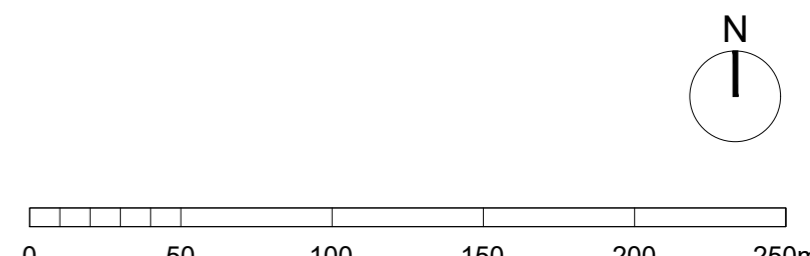
## TECHNICAL NOTE

Appendix A

fprc drawing 8363-L-01 – Initial Capacity Plan



**NOTES**  
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- KEY**
- Site Boundary 47.6ha
  - Potential Residential (up to 800 dwellings. Orange dashed line shows 1.8ha plot for potential Primary School)
  - P Parking for Weald Country Park
  - Potential Formal Open Space (includes Green Corridors, Structural Planting, Existing Woodland, Existing Lakes, SUDS, Allotments and Multi-Functional Open Space)
  - Play Potential Equipped Play Area (LEAP)
  - Potential Site Access (P = Primary, e = Emergency)
  - Potential Community Link Road
  - Potential Circulation Routes
  - Potential Pedestrian / Cycle Routes
  - Retained Trees and Hedgerow Planting
  - Pond Retained Ponds
  - Potential Structural Planting
  - Potential Attenuation Basins