

7 January 2016

Our ref: PH/J2446

HPD
82 Park Road
Bingley
West Yorkshire
BD16 4EJ

For the attention of William Cartwright

Re : Land North of Holme House Residential Home, Oxford Road, Gomersal, BD19 4LA

I acknowledge your request for advice as to the suitability of land off Oxford Road, Gomersal to be considered for re-allocation from Green Belt to Residential Housing Purposes with respect to noise.

The land under consideration is located west of the A651, Oxford Road, close to the junction with the A652 Dewsbury Road.

The site measures approximately 160m x 55m and slopes up to the west from Oxford Road at the eastern boundary. The site boundary to the north is formed by farmland, with the M62 Motorway positioned 150m north of the site running in an east-west direction. The M62 carriageway is located in a culvert approximately 15m below the level of the site, with the intervening farm land rising a further 5m above the site level. The western site boundary is formed by residential premises and their respective gardens. The southern site boundary is formed by Holme House Residential Care Home and its access road. Oxford Road forms the eastern site boundary. The land is presently used for the grazing of livestock, mainly sheep. In order to determine if the noise from the nearby M62 Motorway and adjacent Oxford Road is likely to be a detrimental factor in the re-allocation of the land for residential purposes a brief noise assessment of the site was conducted by the author.

The noise assessment was carried out on the 4th and 5th December during daytime and nighttime periods, recording data over a 1 hour and 15minute sample periods respectively.

The data was recorded at the eastern and western site boundaries in order to determine the likely impact of the existing noise sources.

The time periods selected were representative of the likely noisiest periods with the motorway traffic free flowing at all times.

Below is a table of the noise survey results collected during the assessment.

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Location	Data ID	L _{Amax} dB	L _{Aeq} dB	L _{A10} dB	L _{A90} dB	Measurement Duration	Date	Time
1	1	62.3	57.3	58.7	56.0	01:00:00.00	04-12-2015	11:48:17
2	2	54.5	53.0	53.6	52.6	01:00:00.00	04-12-2015	12:50:19
1	3	64.1	53.6	54.9	51.4	00:15:00.00	05-12-2015	00:07:29
2	4	61.4	50.8	52.3	48.3	00:15:00.00	05-12-2015	00:29:58

The assessment locations are indicated on the site plan below.



As can be seen from the results table above, the noise during daytime periods is higher than those recorded during the nighttime assessment. This is to be expected due to the reduced traffic flow along the M62

Motorway during nighttime periods. The noise levels are below those anticipated for such a close proximity to a major highway, however, this is due to the fact that the motorway is positioned at such a low level relative to the site and the natural barrier formed by the intervening land.

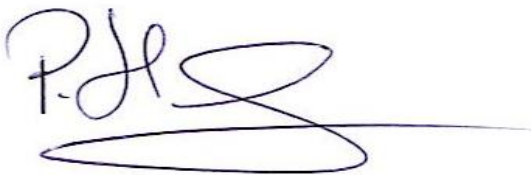
Based upon the sound levels recorded there is no reason, on the grounds of noise, not to re-allocate the land for residential purposes as the sound levels are in keeping with those conducive to residential premises.

This conclusion is based upon recommendations relating to noise levels provided within WHO Guidance for Community Noise 1999; BS8233-2014 and Kirklees Noise Design Advice publications. Mitigation measures would be minimal for the potential premises in order to achieve a desirable internal living space.

Once the land has been re-allocated for residential purposes any planning applications proposed for the future development of the land may require a more extensive noise assessment. This is in order to fully determine the baseline noise climate for the site, allowing for an accurate appraisal of the actual mitigation measures necessary for the individual residential premises.

I trust the above appraisal is acceptable for your initial needs relating to this plot of land, however, should you require any further details or information, please do not hesitate to call.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'P. Horsley', with a long horizontal flourish extending to the right.

Paul Horsley MIOA
