To: The Deputy Leader and Members of the Planning and Development Board

Councillors Simpson, Bates, Bell, Chapman, Dirveiks, Fowler, Gosling, Hayfield, Hobley, Humphreys, Jarvis, Parsons, H Phillips, Reilly, Ridley and Ririe.

For the information of other Members of the Council

For general enquiries please contact the Democratic Services Team on 01827 719237 via
e-mail – democraticservices@northwarks.gov.uk

For enquiries about specific reports please contact the officer named in the reports.

The agenda and reports are available in large print and electronic accessible formats if requested.

PLANNING AND DEVELOPMENT BOARD AGENDA

11 DECEMBER 2023

The Planning and Development Board will meet on Monday, 11 December 2023 at 6.30pm in the Council Chamber at The Council House, South Street, Atherstone, Warwickshire.

The meeting can also be viewed on the Council's YouTube channel at NorthWarks - YouTube.

AGENDA

1 **Evacuation Procedure.**

2 **Apologies for Absence / Members away on official Council business**.

3 **Disclosable Pecuniary and Non-Pecuniary Interests**

REGISTERING TO SPEAK AT THE MEETING

Anyone wishing to speak at the meeting, in respect of a Planning Application, must register their intention to do so by 1pm on the day of the meeting, either by email to democraticservices@northwarks.gov.uk or by telephoning 01827 719226 / 719221 / 719237.

Once registered to speak, the person asking the question has the option to either:

(a) attend the meeting in person at the Council Chamber; or
(b) attend remotely via Teams.

The Council Chamber has level access via a lift to assist those with limited mobility who attend in person however, it may be more convenient to attend remotely.

If attending remotely an invitation will be sent to join the Teams video conferencing for this meeting. Those registered to speak should join the meeting via Teams or dial the telephone number (provided on their invitation) when joining the meeting and whilst waiting they will be able to hear what is being said at the meeting. They will also be able to view the meeting using the YouTube link provided (if so, they may need to mute the sound on YouTube when they speak on the phone to prevent feedback). The Chairman of the Board will invite a registered speaker to begin once the application they are registered for is being considered.

4 **Minutes of the meeting of the Board held on 6 November 2023** – copy herewith, to be approved and signed by the Chairman.

ITEMS FOR DISCUSSION AND DECISION (WHITE PAPERS)

5 **Budgetary Control Report 2023/24 Period Ended 31 October 2023** - Report of the Interim Corporate Director – Resources

Summary

The report covers revenue expenditure and income for the period from 1 April 2023 to 31 October 2023. The 2023/2024 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the outturn position for services reporting to this Board.

The Contact Officer for this report is Nigel Lane (719371).

6 **Planning Applications** - Report of the Head of Development Control

Summary

Town and Country Planning Act 1990 – applications presented for determination.

a Application No's: PAP/2023/0062 and PAP/2023/0334 - Whitehall Farm, Atherstone Road, Hartshill, Nuneaton, Warwickshire, CV10 0TB

PAP/2023/0062 – Prior Approval for conversion of barns to one dwelling

PAP/2023/0334 – Proposed Conversion of a Dutch hay barn under general permitted development

b Application No: CON/2023/0019 - Land 290 Metres North West Of Greenacre, Caldecote Lane, Caldecote, Warwickshire

Change of use of land to operational land to house a Sewage Pumping Station with associated landscaping

c Application No: CON/2023/0026 - Twycross Zoological Park, Burton Road, Norton Juxta, Twycross

Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, sub stations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following demolition of some existing buildings)

d Application No: PAP/2023/0093 - Fir Tree Farm, Breach Oak Lane, Fillongley, CV7 8DE

A disabled-friendly farmworker's dwelling to support an existing agricultural enterprise

e Application No: PAP/2022/0522 - Land Adjacent To Dog Inn, Marsh Lane, Water Orton

Proposed construction of 9 no. residential dwellings (use class C3) with associated access, car parking and landscaping together with relocation of access to adjacent public house

f Application No: PAP/2023/0057 - Packington Lane Farm, Packington Lane, Coleshill, B46 3JJ

Change of use from agricultural storage to caravan storage

g **Application No's: PAP/2023/0280 and PAP/2023/0283 - Workshop, Manor Road, Mancetter, CV9 1QL**

PAP/2023/0280 - Proposed extension to existing vehicle workshop to be used as MOT facility

PAP/2023/0283 - Change of use of part of site to vehicle sales

The Contact Officer for this report is Jeff Brown (719310).

7 **The Levelling Up and Regeneration Act 2023** – Report of the Head of Development Control

Summary

The report draws attention to the enactment of this piece of major planning legislation.

The Contact Officer for this report is Jeff Brown (719310).

8 **Tree Preservation Order Land East of Chase Cottage, Purley Chase Lane, Mancetter** - Report of the Head of Development Control

Summary

A temporary Tree Preservation Order was placed on a group of trees to the East of Chase Cottage which came into force on 22 June 2023 and lasts for six months (until 22 December 2023). Rather than making this Order permanent, it is proposed to allow the Order to lapse, but replace it with a second Order that includes twenty individual trees within the previous Group order. This second Order takes into account the representations received on the initial Order.

The Contact Officer for this report is Andrew Collinson (719228).

9 **Appeal Update** - Report of the Head of Development Control

Summary

The report updates Members on recent appeal decisions.

The Contact Officer for this report is Jeff Brown (719310).

10 **Exclusion of the Public and Press**

To consider, in accordance with Section 100A(4) of the Local Government Act 1972, whether it is in the public interest that the public and press be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined by Schedule 12A to the Act.

11 **Authorisation to seek Injunction to prevent further unauthorised development and begin prosecution proceedings** - Report of the Head of Legal Services

The Contact Officer for this report is Ryan Lee-Wilkes (719290).

12 **Enforcement Report** - Report of the Head of Development Control

The Contact Officer for this report is Jeff Brown (719310).

STEVE MAXEY
Chief Executive

NORTH WARWICKSHIRE BOROUGH COUNCIL

MINUTES OF THE PLANNING AND DEVELOPMENT BOARD **6 November 2023**

Present: Councillor Reilly in the Chair

Councillors Bates, Bell, Clews, Dirveiks, Gosling, Hayfield, Hobley, Jarvis, Parsons, H Phillips, O Phillips, Ridley, Ririe and Smith.

Apologies for absence were received from Councillors Chapman (Substitute O Phillips), Simpson (Substitute Smith) Fowler (Substitute Clews) and Humphreys.

47 Disclosable Pecuniary and Non-Pecuniary Interests

Councillor Ridley declared a non-pecuniary interest in Minute No 51 (Tree Preservation Orders - Land North of Dunns Lane and Church Road, Dordon and Polesworth and Land South of Dunns Lane, Dordon) by reason of being a Member of Dordon Parish council and took no part in the voting thereon.

Councillor Reilly declared a non-pecuniary interest in Minutes No 49e (Application No PAP/2023/0422 - WHS Plastics, Water Orton Lane, Minworth) and 49k (Application No PAP/2023/0056 - Land at Junction Lichfield Road, Watton Lane, Water Orton) by reason of these being within his ward area and 49n (Application No PAP/2022/0169 Lea Marston Sports Ground) by reason of being a local resident and took no part in the discussion or voting thereon.

48 Minutes

The minutes of the meeting of the Planning and Development Board held on 9 October 2023, copies having previously been circulated, were approved as a correct record, and signed by the Chairman.

49 Planning Applications

The Head of Development Control submitted a report for the consideration of the Board.

Resolved:

a That Application No's PAP/2023/0062 and PAP/2023/0334 (Whitehall Farm, Atherstone Road, Hartshill, Nuneaton, Warwickshire, CV10 0TB) be deferred for a site visit;

b **That Application No PAP/2023/0168 - (Waterworks House, Station Road, Nether Whitacre, B46 2AJ) be deferred for a new report as the building and its outbuildings had been listed by Historic England after publication of the Agenda.**

c **That Application Nos PAP/2023/0105 and PAP/2023/0155 (Lea Lodge, Nuneaton Road, Ansley, Nuneaton, CV10 0QU) be granted subject to the conditions set out in the report of the Head of Development Control;**

d **That Application No PAP/2023/0379 (1 to 36, Abbey Green Court, Grendon Road, Polesworth, B78 1HD) be granted subject to the conditions set out in the report of the Head of Development Control;**

e **That in respect of Application No PAP/2023/0422 (WHS Plastics, Water Orton Lane, Minworth) the report be noted and a site visit be carred out prior to determination;**

f **That in respect of Application Nos CON/2023/0022 and CON/2023/0023 (The Interchange Triangle, bounded by the M42 Motorway, the A452 and the A45) the Council does not object to these proposals;**

g **That Application No PAP/2023/0429 (Land northwest of 20, Mulberry Way, Hartshill) be granted subject to the conditions set out in the report of the Head of Development Control;**

h **That in respect of Application No PAP/2023/0391 (Car Park, Sheepy Road, Atherstone, CV9 1HD) work may proceed subject to the conditions set out in the report of the Head of Development Control;**

i **That Application No PAP/2019/0473 (The Paddocks, Church Lane, Corley, Coventry, CV7 8AZ) be granted subject to the conditions set out in the report of the Head of Development Control;**

j **That Application No PAP/2023/0265 (Dorset Cottage Bed and Breakfast, 202 Coventry Road, Coleshill, B46 3EH) be granted subject to the conditions set out in the report of the Head of Development Control;**

k **That in respect of Application No PAP/2023/0056 (Land at Junction Lichfield Road, Watton Lane, Water Orton) subject to the completion of a Section 106 Agreement relating to a financial contribution of off-site bio-diversity setting, planning permission be granted, subject to the conditions set out in the report of the Head of Development Control;**

[Speaker: Duncan Howie]

l That in respect of Application No PAP/2023/0462 (Abbey Green Court, Grendon Road, Polesworth, B78 1HD) works may proceed;

m That Application No PAP/2022/0298 (South View, Weddington Lane, Caldecote, Nuneaton, CV10 0TS) be refused planning permission for the following reasons;

i It is considered that the size, scale and massing of the revision to the replacement building along the boundary, will lead to adverse impacts on the residential amenity that neighbouring occupiers could reasonably expect to enjoy. In this case the scale of the proposal leads to an over-bearing development which does not accord with Policy LP30 of the North Warwickshire Local Plan 2021. This in turn leads to overshadowing and the loss of sunlight and daylight such that there is also non-compliance with Policy LP29 (9) of the North Warwickshire Local Plan 2021, and to paragraph 130 (f) of the National Planning Policy Framework 2023".

ii That in light of this decision, a further report be brought to the Board to consider the expediency of Enforcement action.

[Speaker: Christopher Wellford]

n That in respect of Application PAP/2022/0169 (Lea Marston Sports Ground), planning permission be granted subject to the withdrawal of application reference PAP/2019/0524 and the conditions as set out in the report of the Head of Development Control.
That in respect of Application PAP/2022/070 (Lea Marston Sports Ground), planning permission be granted subject to the completion of a Section 106 Agreement requiring the removal of containers on the adjacent Clay Pigeon Shooting Club site, and the conditions set out in the report of the Head of Development Control; and

o That in respect of Application Nos PAP/2021/0221 (Lucky Tails Alpaca Farm, Dexter Lane, Hurley, CV9 2JQ), planning permission be granted subject to the conditions as set out in the report of the Head of Development Control. That in respect of Application PAP/2021/0222, planning permission be refused for the following reasons:

i It has not been demonstrated to the satisfaction of the Local Planning Authority that there is a demonstrable essential need for a permanent agricultural worker's dwelling at the site and as such the proposal would

not accord with policies LP1, LP2 and LP3 on the North Warwickshire Local Plan 2021 and paragraph 80 of the National Planning Policy Framework.

ii **The application proposal does not meet the requirements of the National Planning Policy Framework which requires the demonstration of exceptional circumstances which could clearly outweigh the significant harm caused to the Green Belt caused to the Green Belt due to the loss of openness and visual intrusion caused. As such the proposal is not in accord with paragraphs 147, 148 and 149 of the National Planning Policy Framework.**

[Speaker: Sarah Booth]

50 **Caldecote Conservation Area designation**

The Chief Executive sought the Board's support for the designation of a conservation area for the village of Caldecote.

Recommendation to Council

That the extent of the Caldecote Conservation Area and associated Appraisal be approved.

51 **Tree Preservation Orders - Land North of Dunns Lane and Church Road, Dordon and Polesworth and Land South of Dunns Lane, Dordon**

The Head of Development Control sought approval to make two large Tree Preservation Orders permanent with modifications which had been placed on a significant number of individual, group and Woodland trees located on land situated to the north and south of Dunns Lane, Dordon, involving or adjoining most of the land area covered by the Local Plan Strategic Allocation H4. The Orders had come into force on 9 May 2023 and lasted six months (until 9 November 2023).

[Speaker: Joseph Cramphorn]

Resolved:

That the two Tree Preservation Orders**,** H4 Land to the North of Dunns Land and Church Road Dordon as modified by the content of this report together with the omission of T30 and T35, for the protection of individual trees, groups and woodland identified, be confirmed.

52 **Appeal Update**

The Head of Development Control brought Members up to date with a recent appeal decision.

Resolved:

That the report be noted.

D Reilly
Chairman

Agenda Item No 5

Planning and Development Board

11 December 2023

Report of the
Interim Corporate Director - Resources

Budgetary Control Report 2023/24
Period Ended 31 October 2023

1 Summary

1.1 The report covers revenue expenditure and income for the period from 1 April 2023 to 31 October 2023. The 2023/2024 budget and the actual position for the period, compared with the estimate at that date, are given, together with an estimate of the outturn position for services reporting to this Board.

Recommendation to the Board

That the report be noted and that the Board requests any further information to assist with monitoring the budgets.

2 Introduction

2.1 Under the Service Reporting Code of Practice (SeRCOP), services should be charged with the total cost of providing the service, which not only includes costs and income directly incurred, but also support costs relating to such areas as finance, office accommodation, telephone costs and IT services. The figures contained within this report are calculated on this basis.

3 Overall Position

3.1 The actual expenditure for those services reporting to this Board as of 31 October 2023 is £234,704 compared with the profiled position of £169,736; an overspend of £64,968 for the period. Appendix A to this report provides details of the profiled and actual position for each service reporting to this Board, together with the variance for the period.

. . .

3.1.2 Where possible, the year-to-date budget figures have been calculated with some allowance for seasonal variations to give a better comparison with actual figures. Reasons for the variations are given, where appropriate, in more detail below.

3.2 Planning Control

3.2.1 The overspend of £60,690 is due to a lower than profiled income from planning applications, this is partially offset by reduced spend on the professional fees and advertising budgets. The Government has announced

that planning fees will increase from 6 December 2023 which will have a positive impact on income levels.

3.3 **Local Land Charges**

3.3.1 The overspend of £13,050 is due to lower than profiled income arising from a change in mix of searches and a lower quantity of searches.

3.4 **Street Naming and Numbering**

3.4.1 The underspend of £8,742 is due to, higher than expected number of new developments street naming applications and a lower than profiled spend on the purchase of new/ replacement road signs.

4 **Performance Indicators**

4.1 In addition to the financial information provided to this Board, when the budgets were set in February performance indicators were included as a means of putting the financial position into context. These are shown at Appendix B.

. . .

4.2 The gross cost of planning applications is above the budgeted position due to the lower number of applications received. The net cost of planning applications is also above the budgeted position, also due to lower numbers of applications offset by savings to date in the use of the professional fees budget.

4.3 The gross and net cost per Land Charge search is higher than expected due to the lower number and mix of searches between full searches and Official Register searches undertaken.

5 **Risks to the Budget**

5.1 The key risks to the budgetary position of the Council from services under the control of this Board are: -

- The need to hold Public Inquiries into Planning Developments. Inquiries can cost the Council around £50,000 each.

- A change in the level of planning applications received. A fall in applications is likely to lead to a reduction in planning income, whilst an increase in applications will increase the pressure on staff to deal with applications in the required timescales.

- The Government requires all planning applications to be dealt with within 26 weeks. If this is not achieved, the costs of the application must be borne by the authority. Whilst the Planning Team deals with almost 100% of current applications within this time, there is always the potential for this to slip, leading to a decline in the planning income level.

- There are potential additional costs for the Council in carrying out its planning function. If the Council loses a planning appeal, an award of costs can be made against the Council (the appellant's costs for the appeal). If the Council consistently loses appeals it will become a designated authority, which means that prospective applicants can submit their applications directly to the planning directorate. This would mean the Council would lose the accompanying planning fee.

5.2 A risk analysis of the likelihood and impact of the risks identified above are included in Appendix B.

6 Estimated Outturn

6.1 Members have requested that Budgetary Control reports provide details on the likely out-turn position for each of the services reporting to this Board. The anticipated out-turn for this Board for 2023/24 is £320,280 the same as the approved budget.

6.2 The figures provided above are based on information available at this time of the year. Whilst planning income is currently in line with budget, it can vary significantly during the year. No change to the out-turn has been assumed at this time but this may change as the financial year progresses. Members will be updated in future reports of any changes to the forecast out turn.

7 Report Implications

7.1 Finance and Value for Money Implications

7.1.1 Income and Expenditure will continue to be closely managed and any issues that arise will be reported to this Board at future meetings.

7.2 Environment and Sustainability Implications

7.2.1 The Council must ensure that it adopts and implements robust and comprehensive budgetary monitoring and control, to ensure not only the availability of services within the current financial year, but in future years.

The Contact Officer for this report is Nigel Lane (719371).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date
Executive Board – Agenda item 10	Corporate Director - Resources	General Fund Revenue Estimates and Setting the Council 2023-24	13th Feb 2023

Planning and Development Board

Budgetary Control Report 2023/2024 as at 31 October 2023

Cost Centre	Description	Approved Budget 2023/2024	Profiled Budget to 31 October 2023	Actual to 31 October 2023	Variance	Comments
4009	Planning Control	207,530	127,910	188,600	60,690	Comment 3.2
4010	Building Control Non Fee-earning	46,910	6,213	6,213	-	
4012	Conservation and Built Heritage	58,200	33,950	33,921	(29)	
4014	Local Land Charges	1,080	(2,163)	10,886	13,050	Comment 3.3
4018	Street Naming & Numbering	6,560	3,827	(4,916)	(8,742)	Comment 3.4
	Total Net Expenditure	**320,280**	**169,736**	**234,704**	**64,968**	

Appendix B

Performance Indicators for Budgets Reporting to the Planning and Development Board

	Budgeted Performance	Profiled Budgeted Performance	Actual Performance to Date
Planning Control			
Number of Planning Applications	900	525	453
Gross cost per Application	£981.93	£1,153.70	£1,473.38
Net cost per Application	£230.59	£142.12	£209.56
Caseload per Planning Officer			
All applications	167	97.2	83.9
Local Land Charges			
Number of searches	300	175	142
Gross cost per search	£209.27	£246.83	£256.99
Net cost/(surplus) per search	£3.60	(£0.79)	£76.68

Risk Analysis

	Likelihood	Potential impact on Budget
Need for public enquiries into planning developments	Medium	Medium
Decline in planning applications leading to a reduction in Planning Income.	Medium	Medium
Applications not dealt with within 26 weeks, resulting in full refund to applicant.	Low	Medium
Implications of losing planning appeals, resulting in appellant costs awarded against the Council or loss of Planning Income	Medium	Medium

Agenda Item No 6

Planning and Development Board

11 December 2023

Planning Applications

Report of the
Head of Development Control

1 **Subject**

1.1 Town and Country Planning Act 1990 – applications presented for determination.

2 **Purpose of Report**

2.1 This report presents for the Board decision, a number of planning, listed building, advertisement, proposals, together with proposals for the works to, or the felling of trees covered by a Preservation Order and other miscellaneous items.

2.2 Minerals and Waste applications are determined by the County Council. Developments by Government Bodies and Statutory Undertakers are also determined by others. The recommendations in these cases are consultation responses to those bodies.

2.3 The proposals presented for decision are set out in the index at the front of the attached report.

2.4 Significant Applications are presented first, followed in succession by General Development Applications; the Council's own development proposals; and finally Minerals and Waste Disposal Applications.

3 **Implications**

3.1 Should there be any implications in respect of:

Finance; Crime and Disorder; Sustainability; Human Rights Act; or other relevant legislation, associated with a particular application then that issue will be covered either in the body of the report, or if raised at the meeting, in discussion.

4 **Site Visits**

4.1 Members are encouraged to view sites in advance of the Board Meeting. Most can be seen from public land. They should however not enter private land. If they would like to see the plans whilst on site, then they should always contact the Case Officer who will accompany them. Formal site visits can only be agreed by the Board and reasons for the request for such a visit need to be given.

4.2 Members are reminded of the "Planning Protocol for Members and Officers dealing with Planning Matters", in respect of Site Visits, whether they see a site alone, or as part of a Board visit.

5 Availability

5.1 The report is made available to press and public at least five working days before the meeting is held in accordance with statutory requirements. It is also possible to view the papers on the Council's web site: www.northwarks.gov.uk.

5.2 The next meeting at which planning applications will be considered following this meeting, is due to be held on Monday, 8 January 2023 at 6.30pm in the Council Chamber

6 Public Speaking

6.1 Information relating to public speaking at Planning and Development Board meetings can be found at: https://www.northwarks.gov.uk/info/20117/meetings_and_minutes/1275/speaking_and_questions_at_meetings/3.

Item No	Application No	Page No	Description	General / Significant
6/a	PAP/2023/0062 & PAP/2023/0334	1	**Whitehall Farm, Atherstone Road, Hartshill** Prior Approval for conversion of barns to one dwelling Proposed Conversion of a Dutch hay barn under general permitted development	General
6/b	CON/2023/0019	11	**Land 290 metres north west of Greenacre, Caldecote Lane, Caldecote** Change of use of land to operational land to house a Sewage Pumping Station with associated landscaping.	General
6/c	CON/2023/0026	139	**Twycross Zoological Park, Burton Road, Norton Juxta, Twycross** Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, sub stations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following demolition of some existing buildings)	
6/d	PAP/2023/0093	143	**Fir Tree Farm, Breach Oak Lane, Fillongley** A disabled-friendly farmworker's dwelling to support an existing agricultural enterprise	
6/e	PAP/2022/0522	157	**Land adjacent to Dog Inn, Marsh Lane, Water Orton** Proposed construction of 9 no. residential dwellings (use class C3) with associated access, car parking and landscaping together with relocation of access to adjacent public house	

6/f	PAP/2023/0057	180	**Packington Lane Farm, Packington Lane, Coleshill** Change of use from agricultural storage to caravan storage	
6/g	PAP/2023/0280 & PAP/2023/0283	189	**Workshop, Manor Road, Mancetter, CV9 1QL** Proposed extension to existing vehicle workshop to be used as MOT facility Change of use of part of site to vehicle sale	

General Development Applications

(6/a) Application No: PAP/2023/0062 and PAP/0334

Whitehall Farm, Atherstone Road, Hartshill, Nuneaton, Warwickshire, CV10 0TB

PAP/2023/0062 – Prior Approval for conversion of barns to one dwelling

PAP/2023/0334 – Proposed Conversion of a Dutch hay barn under general permitted development both for

Mr and Mrs S and T Hennessy

1. Introduction

1.1 These applications were referred to the November meeting of the Board, but determination was deferred to enable Members to the visit the site.

1.2 A copy of the previous report is attached at Appendix A and a note of the visit is at Appendix B.

2. Further Information

2.1 Several matters were raised at the November meeting and the Board can be updated.

2.2 There was mention of accidents at the junction of the access track onto the Atherstone Road. The County Council as Highway Authority has confirmed that its present records show that since 2014 there has been one recorded collision. This was due to a speeding car on the Atherstone Road unconnected to the junction.

2.3 The applicant, in his note circulated to Members, referred to "numerous applications for new dwellings and various other applications" having been approved, which all use the same access track.

2.4 The track serves two main premises – Whitehall Farm and Cherry Tree Farm.

2.5 In respect of the former then our records show that prior approval was granted for a residential barn conversion in 2022. This was not taken up but is now proposed to be replaced by one of the two outstanding applications. There is an existing dwelling and a second cottage already at the farm.

2.6 In respect of Cherry Tree Farm, then there have been permissions for stables, new cattle pens and agricultural storage buildings since 2010/11, a replacement house in 2012, nine dog kennels in 2014 and a holiday let in 2021.

2.7 The current applications are for two more conversions at Whitehall Farm, but as explained in para 2.5 and in the previous report, there would be a net gain of one.

2.8 The matter of passing places was also raised. Those Members who attended the visit saw that there were no formal passing points, but that there are other access drives and wider points along the track that could be used.

2.9 Additionally, there was reference made to cars having to reverse into the Atherstone Road. Members saw the size of the bell-mouth junction of the track onto the road on their site visit and whilst leaving the site they could assess visibility.

3. Observations

3.1 As Members are aware from the previous report, the main issue is whether the addition of one residential conversion would be “safe and suitable” in highway terms under Local Plan policy LP29 (6), or in the terms of the NPPF, that there would be “an unacceptable impact on highway safety”.

Recommendation

As per that in Appendix A.

APPENDIX A

General Development Applications

(5/a) Application Nos: PAP/2023/0062 & PAP/2023/0334

Whitehall Farm, Atherstone Road, Hartshill, Nuneaton, Warwickshire, CV10 0TB

PAP/2023/0062 - Prior approval for conversion of barns to one dwelling
PAP/2023/0334 - Proposed conversion of a dutch hay barn under general permitted development

Mr & Mrs S And T Hennessy

1. Introduction

1.1 These two applications involve proposals at the same address and in the same range of buildings. The report below will thus not repeat matters that are common to both applications.

1.2 They are NOT planning applications. The change from an agricultural use to a residential use is already permitted by virtue of Class Q to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. In effect this grants an outline planning permission. The Order however does require an applicant to seek a decision from the Local Planning Authority as to whether it wishes to approve details relating to a number of detailed matters before the development can proceed and then whether any such submitted details are acceptable. One of the matters raised under Class Q for which the Council can seek further details are the "transport and highway impacts" and that is the material issue here.

1.3 The case is referred to the Board under the Council's adopted Scheme of Delegation for the Determination of planning and related applications, because the recommendations below are contrary to the response from a consultee – namely the County Council as Highway Authority.

2. The Site

2.1 Whitehall Farm is a collection of farm buildings closely grouped together off an unmade track, several 100 metres west of its junction with the Atherstone Road to the north of Hartshill. There is also the former farmhouse here together with another cottage.

2.2 There are two existing barns the subject of application 0062. Both are brick built with clay roofing tiles. One is two storey and the second is at right angles to that and wholly single storey in appearance, but with different ridge heights. These are on the opposite side of a small yard to the main farmhouse.

2.3 The building the subject of application 0334 lies immediately to the north of the two-storey element of the barns under 0063 and comprises an open sided, dutch barn.

2.4 A general location plan is at Appendix A and the site plans are at Appendices B and C.

3. The Proposals

3.1 Both applications involve the conversion of the respective barns to residential use. The former two barns would be joined together with new internal openings so as to provide one dwelling. It would accommodate three bedrooms on the upper floor of the two-storey element, with the ground floor and single storey range providing other living accommodation. A feature external stair would be retained on the two-storey element. Existing openings would be used, but several new sky lights would be added where there are no convenient existing openings. The second barn is an open-sided, dutch barn and this would be converted to a four-bedroom dwelling with one of its sides clad and the other with extensive glazing.

3.2 All access to both proposals would be via the unmade and private track leading to Atherstone Road.

3.3 The applicant says that the barns have been in constant agricultural use since he acquired the property in 1959. He has also provided Statements to say that they have not been separately let or tenanted.

3.4 The applicants have submitted structural appraisals of the barns. It concludes that the two brick-built barns are structurally sound with sound timbers and masonry throughout with little work required for conversion other than repairs and general refurbishment. The dutch barn was found to be sound with no underlying issues. It would be suitable for conversion with further wall cladding.

4. Background

4.1 The proposal for the dutch barn – 0334 – is a resubmission of an earlier approval PAP/2022/0481.

5. Representations

5.1 The owner and occupier of another property along the unmade track has objected to both applications on highway grounds – the extra traffic on an unmade narrow track with no passing places. Additionally, it is not known by either party who owns the length of track running from the site to the Atherstone Road.

6. Consultations

Warwickshire County Council as Highway Authority – It objects because of the intensification of the use of the track which is single carriageway and with no passing places. There is also a query over the whether adequate visibility can be achieved at the access onto Atherstone Road. It says that if the proposals were just for one additional dwelling through conversion, it would withdraw its objection.

Environmental Health Officer – No objection subject to conditions.

7. Development Plan

The North Warwickshire Local Plan 2021 – LP29 (Development Considerations) and LP30 (Built Form)

The Hartshill Neighbourhood Plan

8. Other Material Planning Considerations

The National Planning Policy Framework

9. Observations

9.1 The principle of conversion of the barns is acknowledged because of the permitted development rights arising from the Order. In essence there is an outline planning permission here for two dwellings through conversion. It is therefore necessary to review a number of detailed matters as set out in that Order.

9.2 Firstly there are a number of pre-conditions to be satisfied under Class Q and the evidence submitted provides sufficient confidence to agree that the cases can be dealt with under Class Q – the history of the barns, their use over time, their condition, the sizes of the proposed dwellings, there being no extensions and the work to be undertaken is all building work that would normally be permitted development. The buildings are neither Listed nor Ancient Monuments and they are not in a Conservation Area. No Sites of Special Scientific Interest are affected.

9.3 It is thus now necessary to look at the matters referred to in the Order that might require the submission of a greater level of detail. It is noted that there are no objections from the Environmental Health Officer is respect of potential contamination or noise concerns and that the site is in Flood Zone One – the least at risk from fluvial flooding. Sufficient detail has been provided to show how the buildings would be converted together with their appearance.

9.4 The main issue is the detail connected to the means of vehicular access.

9.5 The County Council had expressed concern about the physical characteristics of the track leading to the Atherstone Road as well as the adequacy of the junction onto that Road. This is the reason why the case is referred to the Board.

9.6 The concern of the Highway Authority is understood and it reflects the substance of the other representation received. The Board will be aware that the County Council does not have the power of direction and thus the issue here is what weight should be given to its concern in the planning balance. The relevant Development Plan policy is LP29(6) which says that development should provide "safe and suitable access". The NPPF at para 111 says that "development

should only be refused on highway grounds if there would be an unacceptable impact on highway safety".

9.7 The County has not submitted any evidence in the form of accident records, that the visibility does not meet its specifications, or that the addition of traffic generated by the proposals would be materially greater than that which currently uses the track – that is domestic, agricultural and equestrian. This latter point is important because it did not object to other applications, including the most recent one in 2022. It is saying that it will agree to one more conversion, but not to two conversions. However as indicated above, it is ignoring the 2022 case which as pointed out above has not been taken up, with one of the current proposals being a re-submission of that 2022 case and thus cumulatively there would only be one extra conversion. If is a fact that if the current application is supported, the 2022 case cannot be implemented as both applications relate to the same structure – to be converted to one dwelling in either proposal.

9.8 The Board is advised to take a proportional approach to this situation. Given the content of para 9.7 above, officers could not advise Members to support refusal of the access details here.

Recommendations

a) PAP/2023/0062

That the development may proceed in accordance with the Location plan received on 13/9/23 and the Proposed plans and elevations received on 1/8/23.

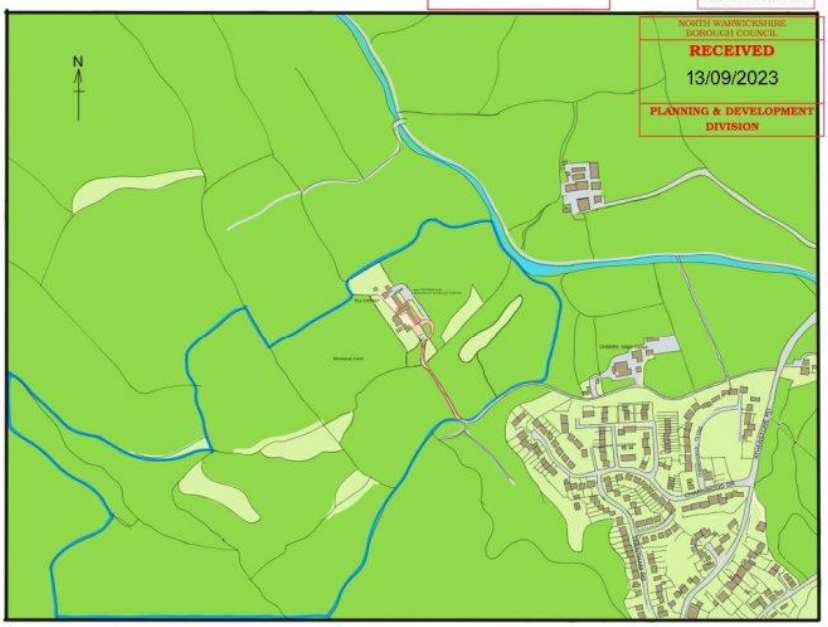
b) PAP/2023/0334

That the development may proceed in accordance with the Location Plan received on 17/8/23 and the Proposed Site Plan, Floor Plans and Elevations received on 31/7/23.

APPENDIX A

PAP/2023/0062

NORTH WARWICKSHIRE BOROUGH COUNCIL
RECEIVED
13/09/2023
PLANNING & DEVELOPMENT DIVISION



Site Location Plan for Whitehall Farm

Scale. 1:4810

5a/5

6a/7

APPENDIX B

PAP/2023/0062

NORTH WARWICKSHIRE BOROUGH COUNCIL
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01/08/2023
PLANNING & DEVELOPMENT DIVISION

Proposed Site Plan
Scale 1: 783

APPENDIX C

PAP/2023/0334

Proposed Site Plan

Scale 1: 783

NORTH WARWICKSHIRE BOROUGH COUNCIL
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31/07/2023
PLANNING & DEVELOPMENT DIVISION

APPENDIX B

PAP/2023/0062 and 0334
Whitehall Farm, Atherstone Road, Hartshill
Site Visit – 18th November 2023 at 1030

Present: Cllr's Hobley, Jarvis and Ridley together with Mr and Mrs Hennessy (applicants) and J Brown

1. Members met at the farm where they were shown the plans for the two proposed residential conversions.
2. They looked at the -built barn – its two storey main building and the single storey stable ranges.
3. They then looked at the open-sided dutch barn to the rear.
4. Whilst here, they saw the main farmhouse and the cottage at the rear of the range of buildings.
5. Members were asked to consider the character of the track that they had driven down to reach the site from the Atherstone Road and asked to repeat these observations as they drove away – noting its width and the availability of passing places.
6. Members were also asked to note the characteristics of the bell-mouth junction onto the Atherstone Road in terms of its size and the visibility when exiting the access.
7. There was a car parked in the bell-mouth at the time Members entered the site.
8. The visit concluded at around 1050.

General Development Applications

(6/b) Application No: CON/2023/0019

Land 290 Metres North West Of Greenacre, Caldecote Lane, Caldecote, Warwickshire,

Change of use of land to operational land to house a Sewage Pumping Station with associated landscaping.
(reconsultation), for

- Warwickshire County Council

Introduction

This consultation was referred to the October Board. It was resolved to defer discussion on the proposal in light of the receipt of three additional documents received as a consequence of the matters raised in the officer's report.

These relate to Noise and Odour Impact Assessments and to a Heritage Impact Assessment.

The previous report is attached for information at Appendix A

The three reports are at Appendices B, C and D.

Additionally, representatives of the Board, including both local Members met with representatives of Severn Trent Water Ltd in order to understand the background to the proposal. This resulted in a series of questions being referred to Severn Trent and it has now responded. This is attached at Appendix E.

Consultation Update

The Council's Environmental Health Officer has now responded to the two Impact Assessments. There is no objection from the odour perspective as it is agreed that any emissions would be negligible. From a noise perspective, the applicant recommends that further monitoring takes places after the development is operational. The Environmental Health Officer queries this approach.

Observations

The letter outlines the reasons for the proposal and the technical and operational background to the proposal, which Members had particularly asked for. It is considered that in light of this, it would be difficult to object in principle to the proposal and thus the Board should concentrate on matters that will reduce its impact on the local community.

The response on likely odour emissions from the Environmental Health Officer indicates that there are no grounds here for a continuing objection. However, the suggestion that post-development noise monitoring is undertaken is not acceptable and thus the objection should be retained.

Perhaps the most significant of the potential impacts is the visual impact in the open landscape and the impact on the setting of the heritage assets at Caldecote, including the forthcoming designation of the Conservation Area. To this end, it is considered that the County Council should not be approving the proposal without substantially greater mitigation to take the form of woodland and tree planting around the compound rather than hedgerows. This too would be likely to reduce any adverse noise and odour impacts.

Recommendation

That the Council objects to the proposal on the grounds that the landscape mitigation is inadequate to reduce the cumulative significant visual, landscape and heritage harms caused. The proposal does not therefore accord with policies LP14 and LP15 of the North Warwickshire Local Plan 2021. Additionally, it has not been demonstrated that the proposal would not give rise to adverse noise impacts, as such it does not accord with policy LP29(9) of the 2021 Local Plan.

APPENDIX A

General Development Applications

(7/a) Application No: CON/2023/0019

Land off Caldecote Lane, Caldecote

Change of use of land to operational land to house a sewage pumping station with associated landscaping for

Severn Trent Water Ltd

Introduction

This application has been submitted to the County Council as the Waste Authority for determination and it has invited this Council for its comments as part of the assessment of that determination.

The Site

This is a rectangular area of around 2,500 square metres of agricultural land south of Caldecote with access around 250 metres to the south-east off the track that leads from the village to the West Coast Mainline. It is around 200 metres south of Caldecote Hall and 500 metres from the railway.

A location plan is at Appendix A

The Proposals

The proposals are part of Severn Trent's Asset Management Plan running up to 2025.

The new pumping station is required as part of a wider scheme which is to involve the installation of a new pipeline from the Hartshill STW to the Hinckley STW. A new pumping station is to be installed at Hinckley and water flows are then to be pumped to Hartshill to be treated there, thus reducing the amount of overflow discharged into the Sketchley Brook at the Hinckley site which has resulted in poor water quality. The Caldecote scheme is in essence a "booster" station for this purpose.

The site will house a new pumping station and associated infrastructure. The main building on the site will be 15 by 4 metres tall and coloured grey. Other infrastructure here will be three metres tall – the fuel tank – and the ventilation pipes will extend four metres above ground level. Other infrastructure would be underground. A 2.4 metre green meshed security fence would surround the site. Surface water would be directed to an underground attenuation tank before discharge into the neighbouring field drainage system.

The proposal is said to provide a 15% on-site bio-diversity net gain by creating grassland around the site together with a perimeter hedgerow as well as new trees.

The proposed layout and landscaping is at Appendix B, with sections shown on Appendix C.

Development Plan

Warwickshire Waste Core Strategy Local Plan 2013 - 2028 - CS1 (Waste Management Capacity); DM1 (Protection and Enhancement of the Natural and Built Environment), DM2 (Managing Amenity Impacts), DM5 (Recreational Assets) and DM6 (Flood Risk)

The North Warwickshire Local Plan 2021 – LP14 (Landscape); LP15 (Historic Environment), LP16 (Natural Environment), LP29 (Development Considerations) and LP30 (Built Form)

Other Material Planning Considerations

The National Planning Policy Framework

The Proposed Caldecote Conservation Area

Observations

The basis for this proposal is understood and the need to improve water quality is acknowledged even if that involves new infrastructure that is more efficiently provided on a catchment area basis, rather than to resolve a local issue.

However, there are three substantial matters which have not been fully assessed – the impact on heritage assets, the landscape impact and the environmental impacts.

Whilst the documentation recognises Caldecote Hall as a heritage asset, it concludes that the proposal is not considered likely to have a detrimental impact on its setting. However, there is no Heritage Assessment submitted to substantiate that conclusion. More significantly, the proposal wholly ignores the proposals to designate Caldecote as a Conservation Area. Members will know that these are well advanced and in the public domain. Without understanding the significance of this heritage asset and the potential impact on that significance, the County Council will not be able to undertake its Statutory Duty under the Conservation Areas and Listed Buildings Act 1990.

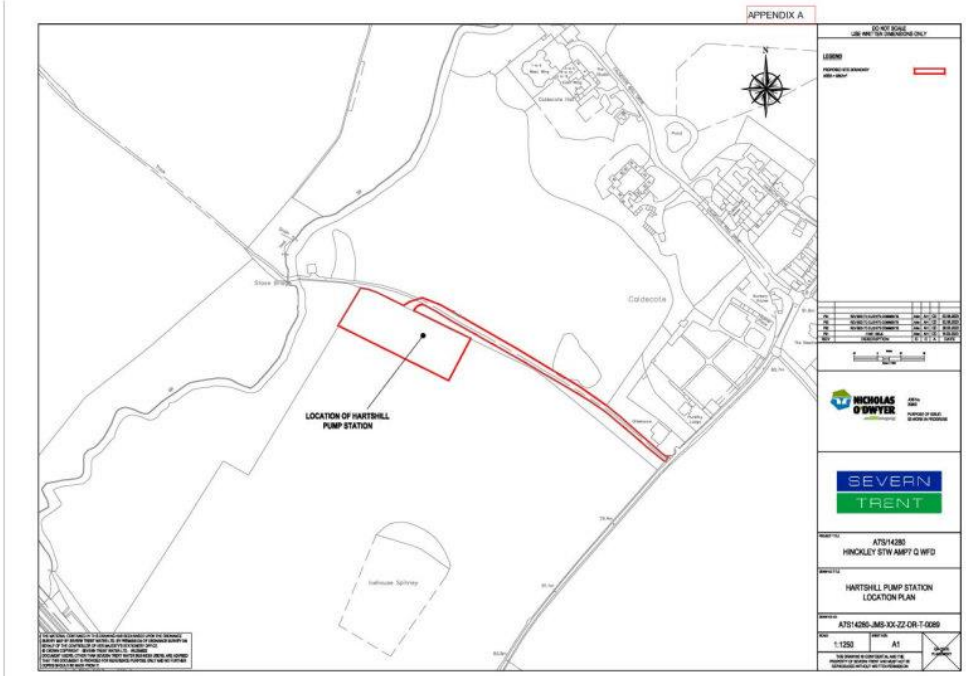
Secondly the landscape character here is very flat and open. There is no apparent Assessment made of the impact on the character and appearance of the local landscape. Moreover, there are extensive panoramic views over Caldecote from the higher ground to the south. Members will be aware that landscape impact is also associated with the heritage matter raised above given all of these very open and extensive views of open countryside.

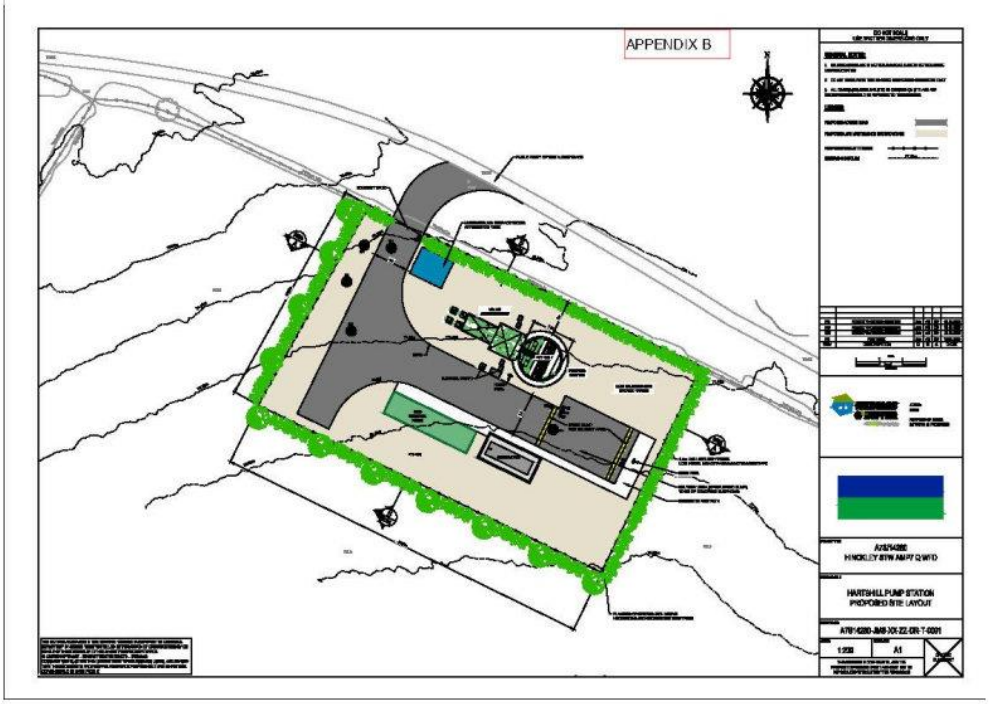
Finally, there is no apparent technical appraisal undertaken to show that the noise and odour levels emitting from the site would be "negligible" as claimed in the submission.

It is also worth noting that there is no assessment undertaken on the potential for alternative sites. It is acknowledged that the new pipeline from Hinckley to Hartshill will be based on technical and engineering considerations, but there is no understanding from the submission as to the degree of flexibility that there might be in the location of this pumping station on that line and thus to the potential for alternative sites in less sensitive locations.

Recommendation

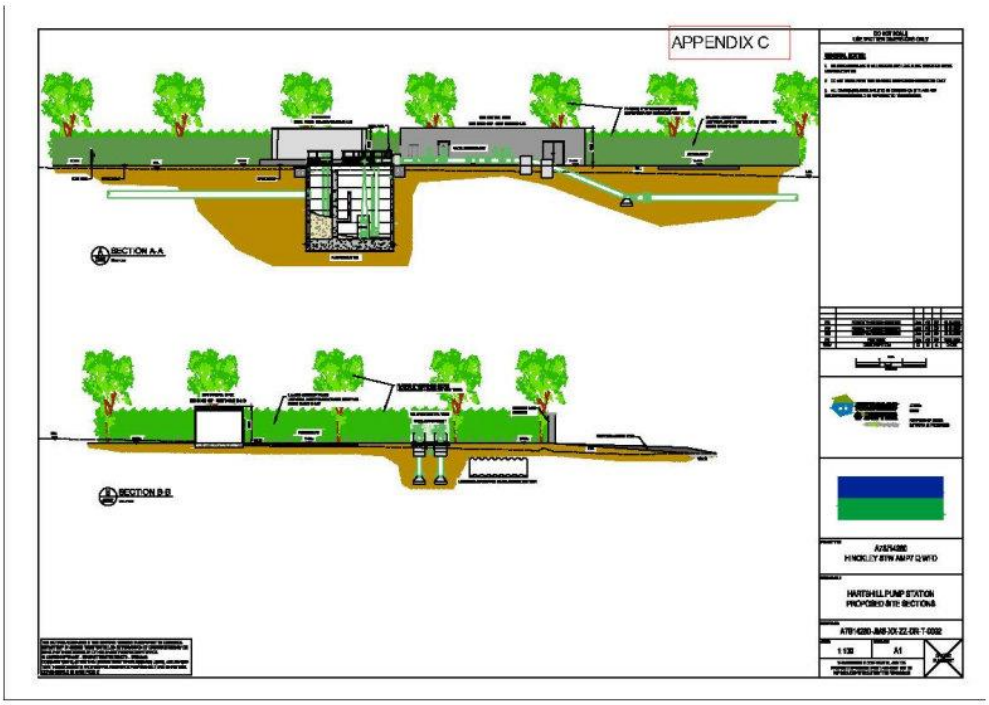
That this Council objects to the proposal for the reasons outlined in this report.


APPENDIX A
LOCATION OF HARTSHILL PUMP STATION
SEVERN TRENT
HARTSHILL PUMP STATION LOCATION PLAN


APPENDIX B
HARTSHILL PUMP STATION PROPOSED SITE LAYOUT

7a/4

6b/16


APPENDIX C
SECTION A-A
SECTION B-B
HAITSHILL PUMP STATION
PROPOSED SITE SECTIONS

7a/5

6b/17

RSK Acoustics

Hinkley to Hartshill Transfer System

Baseline Noise Report

2061244-RSKA-RP-001-(02)

RSK Acoustics

Hinkley to Hartshill Transfer System

Baseline Noise Report

2061244-RSKA-RP-001-(02)

Nicholas O'Dwyer Limited

15 Downshire Road
Newry
BT34 1EE

Revision	Description	Date	Prepared	Approved
1	First Issue	27/01/2023	Robert Bungay	Federico Cottardo
2	Second Issue	28/09/2023	Federico Cottardo	Robert Bungay

Table of Contents

1	Introduction	4
2	Regulatory Framework	4
2.1	Noise Policy Statement for England (NPSE): 2010	4
2.2	National Planning Policy Framework (NPPF): 2021	5
2.3	British Standard (BS) 7445-1:2003 'Description and measurement of environmental noise. Guide to quantities and procedures'	7
2.4	BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise'	7
2.5	BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'	8
2.6	World Health Organisation Guidelines for Community Noise, 1999	9
2.7	Local Authority Consultation	10
3	Development Location	10
3.1	Site Location	10
4	Baseline Noise Survey	12
4.1	Measurement Details	12
4.2	Survey Observations	13
4.3	Survey Equipment	13
4.4	Weather Conditions	14
4.5	Noise Monitoring Results	16
5	Representative Noise Levels	19
6	Noise Limits	20
6.1	Construction Noise	20
6.2	Operational Noise	20
7	Conclusion	22

Attachments

Glossary of Acoustic Terms

Appendix A
Proposed Development Location

Appendix B
Measurement Photographs

Appendix C
Noise Survey Time Histories and Background Noise Level Derivations

End of Section

1 Introduction

RSK Acoustics (RSKA) has been instructed by Nicholas O'Dwyer Ltd (on behalf of Severn Trent Water Limited) to undertake a baseline monitoring exercise and provide construction and operational noise limits for the A7S/14280 Hinckley STW AMP 7 Q WFD project.

The Hinckley Severn Trent Water (STW) in AMP 7 is to be closed and Flow to Full Treatment (FFT) (430l/s) will be transferred to Hartshill for treatment from Hinckley STW new rising mains and gravity sewers, pumping stations at Hinckley STW and a terminal pumping station along the transfer route.

The baseline monitoring aimed to quantify existing ambient and background noise to enable future assessments of the likely impacts derived from the construction and operation of the proposed scheme.

The assessment utilises baseline noise surveys, undertaken at positions representative of those noise sensitive receptors (NSRs) identified in the vicinity of the project extent to quantify existing ambient and background noise levels during the daytime and night-time periods.

This report describes the assessment methodologies and baseline conditions currently prevailing at noise sensitive receptors. The aim of this report is to:

- Quantify and report the prevailing noise climate at the development site; and
- Provide suitable construction and operational noise limits associated with the proposed development at nearest NSRs based on local and national standards/guidelines.

2 Regulatory Framework

2.1 Noise Policy Statement for England (NPSE): 2010

The Noise Policy Statement for England is published by the Department for Environment, Food and Rural Affairs (DEFRA) and sets out the approach to noise within the Government's sustainable development strategy.

The significance of impacts from noise within the NPSE are defined as follows:

There are two established concepts from toxicology that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

NOEL – No Observed Effect Level

This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

LOAEL – Lowest Observed Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

Extending these concepts for the purpose of this NPSE leads to the concept of a significant observed adverse effect level.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur.

The three aims of the NPSE are stated as:

"Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

"Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

"Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

2.2 National Planning Policy Framework (NPPF): 2023

Since its publication by the Department for Environment, Food and Rural Affairs in 2010 the Noise Policy Statement for England (NPSE) has been the Central Government noise policy that has been available to inform the consideration of environmental noise in relation to the consenting of everything from small scale residential development to national infrastructure. The National Policy Planning Framework (NPPF), as updated by the Secretary of State for the Department for Levelling Up, Housing and Communities in September 2023, has noise aims that are consistent with NPSE.

The noise policy aims as stated in NPSE are:

"Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- Avoid significant adverse impacts on health and quality of life;
- Mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life."

In order to translate these aims into practical guidance the NPSE uses the same terminology as used by the World Health Organisation (WHO), in the Night Noise Guidelines for Europe, 2009 by referring to the Lowest Observed Adverse Effect Level (LOAEL). The NPSE extends this concept to define the level above which significant adverse effects on health and quality of life can be detected, hence the Significant Observed Adverse Effect Level (SOAEL).

The NPSE notes:

"It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times".

The second aim of the NPSE refers to the situation where the impact lies somewhere between LOAEL and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development. This does not mean that such adverse effects cannot occur.

Not having quantified effect thresholds in the NPSE means that relevant standards and guidance are used to put forward values for the LOAEL and SOAEL for the proposed development under consideration.

The NPPF states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by [...] preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans."

"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 life;

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...

...Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable

restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

2.3 British Standard (BS) 7445-1:2003 'Description and measurement of environmental noise. Guide to quantities and procedures'

The three-part standard BS 7445 provides the framework within which environmental noise should be quantified. Part 1 provides a guide to quantities and procedures and Part 2 provides a guide to the acquisition of data pertinent to land use. Part 3 provides a guide to the application of noise limits.

BS 7445 also refers to a further standard, BS EN 61672, which prescribes the equipment necessary for such measurements. Whilst BS 7445 does not prescribe the meteorological conditions under which noise measurements should or should not be taken, it does (part 2, paragraph 5.4.3.3) recommend that in order:

"...to facilitate the comparison of results (measurements of noise from different sources), it may be necessary to carry out measurements under selected meteorological conditions which are reproducible and correspond to quite stable propagation conditions."

These conditions include:

- Wind speed not exceeding 5 m/s (measured at a height of 3 m to 11 m above the ground);
- No strong temperature inversions near the ground; and
- No heavy precipitation.

2.4 BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise'

Construction noise is typically assessed by using the guidance prescribed in BS 5228-1. Annex E of BS 5228-1 provides guidance on how to assess the significance of construction noise on residential and commercial sensitive receptors.

Section E.3.2 details the 'ABC Method' of determining the potential significance of noise effects based upon noise change. This method requires the quantification of the existing baseline climate and the assessment of construction noise, in isolation, against the existing ambient levels.

In order to determine the significance of potential noise effect at dwellings, firstly the baseline climate is quantified for the appropriate assessment period (daytime, evening/weekends or night) and rounded to the nearest 5 dB. This is then compared to the measured or predicted

site noise level (in isolation). If the site noise level exceeds the appropriate category value, as listed in **Table 2.1** below, then a potential significance is indicated.

Assessment category and threshold value period (L_{Aeq})	Threshold value in decibels		
	Category A[A]	Category B[B]	Category C[C]
Night-time (23.00 – 07.00)	45	50	55
Evening and weekends D	55	60	65
Daytime (07.00 – 19.00) and Sat (07.00 – 13.00)	65	70	75

NOTE 1 A potential significant effect is indicated if the LAeq, T noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.
NOTE 2 If the ambient noise level exceeds the Category C threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a potential significant effect is indicated if the total LAeq, T noise level for the period increases by more than 3 dB due to site noise.
NOTE 3 Applied to residential receptors only.

[A] Category A: Threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are less than these values
[B] Category B: Threshold values to use when ambient noise levels (when rounded to the nearest 5dB) are the same as the category A values
[C] Category C: Threshold values to use when the ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.
[D] 19.00 – 23.00 weekdays, 13.00-22.00 Saturdays and 07.00 – 23.00 Sundays.

Table 2.1 The ABC Method, BS5228-1

2.5 BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'

BS 4142:2014+A1:2019 describes the methods for rating and assessing noise of an industrial or commercial nature. The standard is applicable for the purpose of assessing sound from multiple sources at existing dwellings, including the following:

- Sound for industrial and manufacturing processes;
- Sound from fixed installations which comprise mechanical and electrical plant and equipment;
- Sound from the loading and unloading of goods and materials at industrial and/or commercial premises; and

- Sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from the premises or processes, such as that from forklift trucks, or that from train of ship movements on or around an industrial and/or commercial site.

Where certain acoustic features are present at the assessment location, a character correction should be applied to the specific sound level to give the rating level to be used in the assessment. The difference between the background noise level and the noise rating (including any penalties) is then calculated.

- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of adverse impact depending on the context.
- Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

As indicated above, the significance of sound of an industrial and/or commercial nature depends upon both the margin by which the rating level of the specific sound source exceeds the background sound level and the context in which the sound occurs. BS4142 states that:

"An effective assessment cannot be conducted without an understanding of the reason(s) for the assessment and the context in which the sound occurs/will occur. When making assessments and arriving at decisions, therefore, it is essential to place the sound in context".

Where the initial estimate of the impact needs to be modified due to the context, all pertinent factors should be taken into account, including:

- The absolute level;
- The character and level of the residual sound; and
- The sensitivity of the receptor and whether dwellings will already (or likely) to incorporate design measures that secure good internal and/or outdoor acoustic conditions, such as:
    - i) façade insulation treatments
    - ii) ventilation and/or cooling, and
    - iii) acoustic screening.

2.6 World Health Organisation Guidelines for Community Noise, 1999

The World Health Organisation (WHO) Guidelines for Community Noise was published in 2000 as a response to a need for action together with a generic need for improvements in

legislation at a national level. Although not legislation, this document provides general guidance and guidelines which have been set for different health effects, using the lowest noise level that produces an adverse health effect in specific human environments.

The levels which are relevant to this assessment are set out in **Table 2.2** below.

Specific Environment	Critical health effect(s)	$L_{Aeq,T}$ (dB)	Time base, T (hours)	$L_{AF,max}$ (dB)
Outdoor Living Area	Serious annoyance, daytime and evening	55	16	-
	Moderate annoyance, daytime and evening	50		
Resting	Speech intelligibility and moderate annoyance, daytime and evening	35		
Dwelling, indoors	Sleep disturbance, night-time	30	8	-
Inside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	45[a]

(a) Should not exceed 45 dB L_{AFmax} more than 10-15 times a night

Table 2.2 WHO Guidelines for Community Noise Levels

2.7 Local Authority Consultation

Consultation was sought with Leicestershire County Council, North Warwickshire Borough Council, and Nuneaton & Bedworth Borough Council on Friday 28th October and Thursday 3rd November 2022 detailing RSK Acoustics' proposed approach to the survey and assessment detailed in this report.

A single response was received from North Warwickshire Borough Council in agreement with the approach.

3 Development Location

3.1 Site Location

The proposed development is situated between Severn Trent Waters Hinkley sewage treatment works, located to the south-west of Hinkley town centre, to Severn Trent Waters Hartshill sewage treatment works, located to the north-east of Hartshill village. The pipeline route is graphically presented in **Figure 3.1** and in greater detail within **Appendix A**.

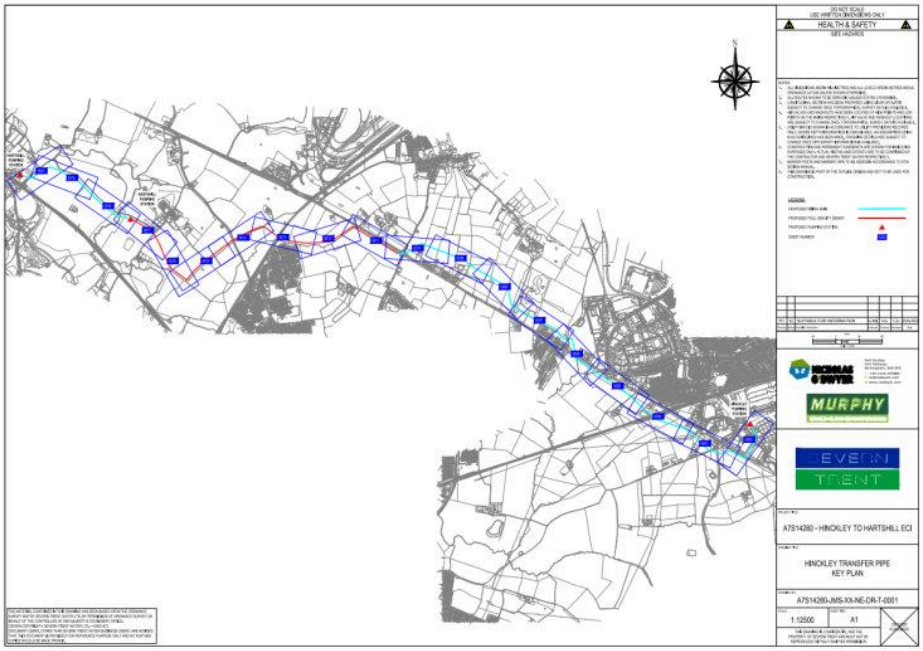


Figure 3.1 Proposed route for the Hinkely to Hartshill pipeline (extracted from drawing A7S14280-JMS-XX-NE-DR-T-0001 issue by Nicholas O'Dwyer)

4 Baseline Noise Survey

4.1 Measurement Details

Baseline noise measurements were obtained at four locations considered representative of the noise sensitive receptors throughout December 2022 and January 2023.

The noise survey data logging consisted of unattended long-term measurements encompassing a number of complete daytime (07:00 – 23:00) and night-time (23:00 – 07:00) periods.

Based on aerial imagery and site attendance, the following noise sensitive receptors have been identified for assessment purposes. They have been chosen based on their proximity to the development, and are also considered to be representative of a wider community of noise sensitive receptors within the area.

Table 4.1 below presents the selected noise monitoring locations.

Location	Latitude and Longitude	What3Words
1 – 81 Watling Street	52.537108,-1.418580	///encounter.lobby.poem
335 – 357 Watling Street	52.543463,-1.430650	///departure.whisker.elevates
Barleyfield Road	52.547264, -1.465875	///cared.they.sleepless
Caldecote Hall Drive	52.550987, -1.486320	///gloves.alright.theory

Table 4.1 Noise Sensitive Receptor Monitoring Locations

The monitoring positions are graphically presented in **Figure 4.1**.

Figure 4.1 Baseline Noise Monitoring Locations

4.2 Survey Observations

The acoustic environment during the survey comprised of the following sources:

- Road traffic from the A5 at 1 – 81 Watling Street and 335 – 357 Watling Street;
- Road traffic from the A444 at Barleyfield Road and A5;
- Residential noise from adjacent properties, birdsong, and occasional railway noise at Barleyfield Road;
- Birdsong, train noise, distant road traffic, and farm animals in the adjacent field at Caldecote Lane.

4.3 Survey Equipment

Equipment used during the surveys is presented in **Table 4.2** below.

Equipment	Type	Serial Number	Calibration Due Date
Class 1 sound level meter	Rion NL-52	976247	28/06/2023
	Rion NL-52	876025	16/11/2023
	Rion NL-52	197728	28/06/2021
	01dB Fusion	14023	15/06/2023
Acoustic calibrator	Rion NC-74	35270127	20/09/2023

Table 4.2 Monitoring equipment

All measurements were undertaken with the microphone positioned away from reflecting surfaces and at a height of 1.5 m above the local ground level, under free-field conditions in line with the requirements of BS 7445. A photographic report is presented in **Appendix B**.

The calibration of each sound level meter was checked before and after the measurements, using the acoustic calibrator at 94 dB at 1 kHz; no significant calibration drift was noted (+/- 0.5 dB).

The sound level meters used conform to the Class 1 requirements of BS EN 61672-1: 2013 *'Electroacoustics. Sound level meter, Specifications'*. The calibrator used conforms to the requirements of BS EN 60942: 2018 *'Electroacoustics, Sound calibrators'*. The equipment used has a calibration history that is traceable to a certified calibration institution.

4.4 Weather Conditions

Weather conditions during the measurement period were obtained from site notes during site attendance, as well as from online resources (www.wunderground.com), using the weather station considered closest to the measuring locations (with available historical data), which was judged to be at Bresser Station (INUNEATO20). Weather data is summarised in **Table 4.3** below.

Date	Temperature High (°C)	Temperature Low (°C)	Wind Speed Average (m/s)	Wind Direction	Accum. Precipitation (mm)
Thursday 01/12/22	8	3	>0.5	S	0
Friday 02/12/22	6	2	>0.5	NNE	0.25
Saturday 03/12/22	7	4	1	NNE	1.5
Sunday 04/12/22	5	4	1	NNE	0.76
Monday 05/12/22	7	5	1	NNE	1.52
Tuesday 06/12/22	6	0	>0.5	NNE	0
Wednesday 07/12/22	4	-3	>0.5	NNE	0.25
Thursday 08/12/22	3	-6	>0.5	N	0
Wednesday 11/01/23	10	6	3	WSW	1.37
Thursday 12/01/23	13	7	3	WSW	0.56

Table 4.3 Summarised weather data during monitoring period

Analysis of the dataset indicates that neither of the recorded rainfall events had any significant effect on the measured noise levels due. All data has therefore been included to inform subsequent assessment.

4.5 Noise Monitoring Results

A summary of the measured noise levels are presented in **Tables 4.4 to 4.7** below for the daytime (07:00 – 19:00), evening (19:00 – 23:00) and night-time (23:00 – 07:00) periods. Values are rounded to the nearest whole number.

Date	Time period (T)	Measured Noise Levels, dB [a]			
		$L_{Aeq,T}$	L_{AFmax}	$L_{A90,T}$	$L_{A10,T}$
Thursday 01/12/22	16:30 – 23:00	51	67	47	53
Thursday 01/12/22	23:00 – 07:00	48	67	39	50
Friday 02/12/22	07:00 – 23:00	52	87	48	52
Friday 02/12/22	23:00 – 07:00	49	69	45	51
Saturday 03/12/22	07:00 – 23:00	53	87	50	54
Saturday 03/12/22	23:00 – 07:00	48	64	44	51
Sunday 04/12/22	07:00 – 23:00	53	95	49	54
Sunday 04/12/22	23:00 – 07:00	50	77	44	52
Monday 05/12/22	07:00 – 23:00	58	102	50	53
Monday 05/12/22	23:00 – 07:00	49	65	44	51
Tuesday 06/12/22	07:00 – 14:00	53	84	49	53

(a) $L_{Aeq,T}$ values are the logarithmic average of $L_{Aeq,15min}$ samples, $L_{A10,T}$ and $L_{A90,T}$ are the arithmetic average of the $L_{A10,15min}$ and $L_{A90,15min}$ samples, the night-time $L_{A90,15min}$ is the lowest $L_{A90,15min}$ recorded, and the $L_{Amax,T}$ is the maximum singular noise level in any 15-minute period

Table 4.4 Unattended noise measurement results for 1 – 81 Watling Street

Date	Time period (T)	Measured Noise Levels, dB [a]			
		$L_{Aeq,T}$	L_{AFmax}	$L_{A90,T}$	$L_{A10,T}$
Friday 02/12/22	12:00 – 23:00	49	80	40	45
Friday 02/12/22	23:00 – 07:00	40	60	35	42
Saturday 03/12/22	07:00 – 23:00	45	76	40	46
Saturday 03/12/22	23:00 – 07:00	38	59	34	41
Sunday 04/12/22	07:00 – 23:00	45	77	38	46
Sunday 04/12/22	23:00 – 07:00	39	60	33	42
Monday 05/12/22	07:00 – 23:00	51	89	38	45
Monday 05/12/22	23:00 – 07:00	41	62	31	43
Tuesday 06/12/22	07:00 – 13:00	47	90	40	46

(a) $L_{Aeq,T}$ values are the logarithmic average of $L_{Aeq,15min}$ samples, $L_{A10,T}$ and $L_{A90,T}$ are the arithmetic average of the $L_{A10,15min}$ and $L_{A90,15min}$ samples, the night-time $L_{A90,15min}$ is the lowest $L_{A90,15min}$ recorded, and the $L_{Amax,T}$ is the maximum singular noise level in any 15-minute period

Table 4.5 Unattended noise measurement results for 335 – 357 Watling Street

Date	Time period (T)	Measured Noise Levels, dB [a]			
		$L_{Aeq,T}$	L_{AFmax}	$L_{A90,T}$	$L_{A10,T}$
Wednesday 11/01/23	11:45 – 23:00	44	77	46	41
Wednesday 11/01/23	23:00 – 07:00	43	77	44	38
Thursday 12/01/23	07:00 – 13:15	47	76	48	41

(a) $L_{Aeq,T}$ values are the logarithmic average of $L_{Aeq,15min}$ samples, $L_{A10,T}$ and $L_{A90,T}$ are the arithmetic average of the $L_{A10,15min}$ and $L_{A90,15min}$ samples, the night-time $L_{A90,15min}$ is the lowest $L_{A90,15min}$ recorded, and the $L_{Amax,T}$ is the maximum singular noise level in any 15-minute period

Table 4.6 Unattended noise measurement results for Barleyfield Road

Date	Time period (T)	Measured Noise Levels, dB [a]			
		$L_{Aeq,T}$	L_{AFmax}	$L_{A90,T}$	$L_{A10,T}$
Thursday 01/12/22	19:00 – 23:00	41	65	45	28
Thursday 01/12/22	23:00 – 07:00	33	55	36	27
Friday 02/12/22	07:00 – 19:00	46	94	46	41
Tuesday 06/12/22	15:30 – 23:00	46	86	40	47
Tuesday 06/12/22	23:00 – 07:00	44	64	37	44
Wednesday 07/12/22	07:00 – 23:00	46	77	40	47
Wednesday 07/12/22	23:00 – 07:00	44	68	37	45
Thursday 08/12/22	07:00 – 16:15	52	97	41	48

(a) $L_{Aeq,T}$ values are the logarithmic average of $L_{Aeq,15min}$ samples, $L_{A10,T}$ and $L_{A90,T}$ are the arithmetic average of the $L_{A10,15min}$ and $L_{A90,15min}$ samples, the night-time $L_{A90,15min}$ is the lowest $L_{A90,15min}$ recorded, and the $L_{Amax,T}$ is the maximum singular noise level in any 15-minute period

Table 4.7 Unattended noise measurement results for Caldecote Lane

5 Representative Noise Levels

In order to inform the construction and operation noise assessment of the proposed works, representative ambient and background noise levels are required to be assigned to each receptor in proximity to the development.

Analysis of the representative background data to inform the assessment of operational noise at nearest receptors accounts for the statistical analysis of hourly noise levels ($L_{A90,1hr}$) for the daytime period (07:00 – 23:00) and 15-minute samples ($L_{A90,15min}$) for the night-time period (23:00 – 07:00). Such an approach is in line with the requirements of BS 4142:2014+A1:2019 and suitable to derive the representative background noise in the local environment. A graphical representation of the statistical analysis undertaken is included in **Appendix C**.

Using the summarise data in Section 4 and the statistical analysis of the dataset, representative noise levels have been derived and are presented in **Table 5.1**.

	Representative Noise Levels			
Noise Sensitive Receptor	**Daytime Ambient Level $L_{Aeq,16hour}$**	**Night-time Ambient Level $L_{Aeq,8hour}$**	**Daytime Background Noise Level, $L_{A90,1hour}$**	**Night-time Background Noise Level, $L_{A90,15minute}$**
1 – 81 Watling Street	52	48	48	40
335 - 357 Watling Street	45	38	39	32
Barleyfield Road	44	43	40	34
Caldecote Lane	46	33	38	30

Table 5.1 Representative ambient and background noise levels NSRs

6 Noise Limits

6.1 Construction Noise

At this stage of design, full details of construction methodologies and associated plant for the works is not known. As such, noise limits to nearby receptors have been derived in accordance with BS 5228-1:2009+A1:2014, Annex E using Example Method 1 (The ABC Method) E.3.2. The ABC Method details thresholds of potential significant effects at dwellings, based on the existing noise climate and rounding to the nearest 5 dB and then assigning a category criteria. A potential significant effect at dwellings is then determined by whether the site noise, in isolation, exceeds the category criteria.

Category A, the most stringent criteria within this method prescribes lower cut off values, below which there is considered to be no significant impact from the construction noise.

Based on the assessment of the ambient noise levels measured during the baseline survey and following The ABC Method criteria, it is considered appropriate to adopt the Category A values at all receptors as only the night-time levels measured for 1 – 81 Watling Street would be specified as category B. As such, construction noise thresholds applicable to surrounding noise sensitive receptors from the development should not exceed the noise levels shown in **Table 6.1** below.

Time Period	Construction Noise Criteria at Noise Sensitive Receptors, dB $L_{Aeq,T}$
Daytime (07:00 0 19:00) and Saturdays (07:00 – 13:00)	65
Evenings and Weekends (19:00 -23:00 weekdays, 13:00 – 23:00 Saturdays, 07:00 – 23:00 Sundays)	55
Night-time (23:00 – 07:00)	45

Table 6.1 Construction Phase Noise Limits

6.2 Operational Noise

Details of the operational noise levels from the scheme are currently unknown. As such, noise rating limits in accordance with BS 4142:2014+A1:2019 are prescribed. These limits apply to the cumulative noise levels from all proposed installations operating under free-field conditions and typical conditions (i.e. excluding the operation of emergency systems which are inherently infrequent and do not form part of planned operations). The noise rating limits are inclusive of any acoustic characteristics such as tonality, impulsivity, intermittency, and other sound characteristics where applicable.

It is recommended that noise representative of typical operating conditions from the site does not exceed the background noise levels at the noise sensitive receptors to minimise the possibility of an adverse impact.

Table 6.2 presents the recommended daytime and night-time operational noise rating limits applicable to the project.

Noise Sensitive Receptor	Daytime Noise Rating Level, dB $L_{Ar,1hour}$	Night-time Noise Rating Level, dB $L_{Ar,15minute}$
1 – 81 Watling Street	48	40
335 - 357 Watling Street	39	32
Barleyfield Road	40	34
Caldecote Lane	38	30

Table 6.2 Recommended typical operational phase noise limits at receptor

7 Conclusion

RSK Acoustics has been instructed by Nicholas O'Dwyer on behalf of Severn Trent Water to undertake baseline noise surveys for the proposed Hinkley to Hartshill transfer scheme.

This report presents the baseline noise climate representative of nearby noise sensitive receptors to the scheme, and provides suitable construction and operational phase noise limits to assist with future noise assessments, where relevant.

At this stage, details of the proposed construction methodology are not known. It is recommended that a further assessment is conducted at detailed design stage in order to predict construction noise levels at noise sensitive receptors, once a programme of work, construction task methodologies, and plant requirements are fully known. This assessment should compare predicted construction noise levels to the criteria detailed in Section 6 of this report.

Noise emission levels from typical operational scenarios of the development are not known at this stage. Indicative plant noise limits at sensitive receptors have been determined based on representative background noise levels assessed from the results of the baseline survey and standard guidance/criteria.

End of Section

Glossary of Acoustic Terms

dB (decibel)

Scale for expressing sound pressure level. It is defined as 20 times the logarithm of the ratio between the root mean square pressure of the sound field and a reference pressure i.e. 2x 10-5 Pascal.

dB (A)

A-weighted decibel. This provides a measure of the overall level of sound across the audible spectrum with a frequency weighting to compensate for the varying sensitivity of the human ear to sound at different frequencies.

Time Weighting

Sound level meters use various averaging times for the measurement of RMS sound pressure level. The most commonly used are fast (0.125 s averaging time), slow (1 s averaging time) and impulse (0.035 s averaging time). Variables that are measures with time weightings are expressed as $L_{Amax, f}$ etc.

Frequency Weighting Networks

Frequency weighting networks, which are generally built into sound level meters, attenuate the signal at some frequencies and amplify it at others. The A-weighting network approximately corresponds to human frequency response to sound. Sound levels measured with the A-weighting network are expressed in dB(A). Other weighting networks also exist, such as C-weighting which is nearly linear (i.e. unweighted) and other more specialised weighting networks. Variables such as Lp and Leq that can be measured using such weightings are expressed as LpA / LpC, LAeq / LCeq etc.

L_{Aeq}:

The notional steady sound level (in dB) which over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measurement over that period. Values are sometimes written using the alternative expression dB(A) L_{eq}.

L_{Amax}:

The maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise when occasional loud noises occur, which may have little effect on the L_{Aeq} noise level. Unless described otherwise, L_{Amax} is measured using the "fast" sound level meter response.

L_N - Percentile or Statistical Levels

If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The Ln indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L10 is the level exceeded for 10% of the time, and the L90 is the level exceeded for 90% of the time.

L_p

Sound Pressure Level. The basic unit of sound measurement is the sound pressure level, which is measured on a logarithmic scale and expressed in decibels (dB). The logarithmic scale makes it easier to manage the large range of audible sound pressures, and also more closely represents the way the human ear responds to differences in sound pressure.

LA_X, L_{AE} or SEL

The single event noise exposure level which, when maintained for 1 second, contains the same quantity of sound energy as the actual time varying level of one noise event. L_{AX} values for contributing noise sources can be considered as individual building blocks in the construction of a calculated value of L_{Aeq} for the total noise. The L_{AX} term can sometimes be referred to as Exposure Level (L_{AE}) or Single Event Level (SEL).

Pre-existing ambient noise

Pre-existing ambient noise means the level of ambient noise, expressed as a level of LAeq determined with respect to the relevant time period and the relevant LAeq averaging time, prevailing one metre in front of relevant windows or doors in a façade of a dwelling, immediately before the placing of a contract for the construction.

Free-field Level

A sound field determined at a point away from reflective surfaces other than the ground with no significant contributions due to sound from other reflective surfaces. Generally, as measured outside and away from buildings.

Façade Level

A sound field determined at a distance of 1 metre in front of a large sound reflecting object such as a building façade.

R_w – Weighted Sound Reduction Index

Single-number quantity which characterizes the airborne sound insulating properties of a material or building element over a range of frequencies. Value, in decibels, of the reference curve at 500 Hz after shifting it in accordance with the method specified in this part of ISO 717.

C; C_{tr} – Spectrum Adaptation Terms

Value, in decibels, to be added to the single-number rating (e.g. Rw) to take account of the characteristics of a particular sound spectra.

$L_{A90,T}$ – Background sound level

A-weighted sound pressure level that is exceeded by the residual sound at the assessment location for 90% of a given time interval, T, measured using time weighting, F, and quoted to the nearest whole number of decibels.

Residual sound

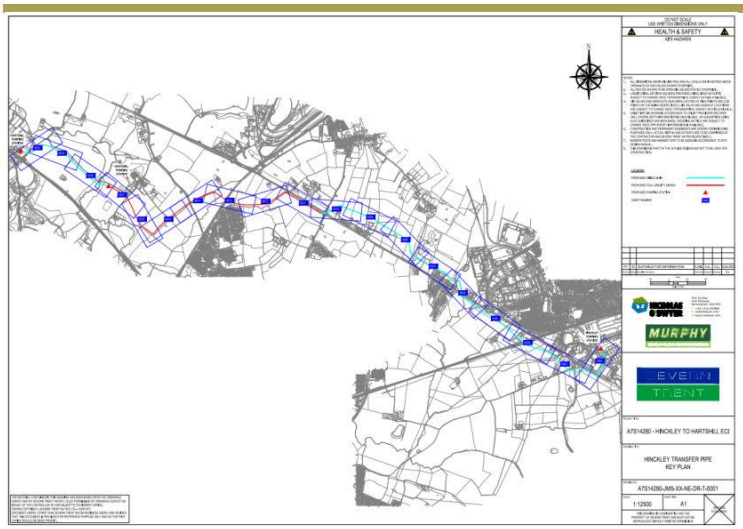
Ambient sound remaining at the assessment location when the specific sound source is suppressed to such a degree that it does not contribute to the ambient sound.

Specific sound source
Sound source being assessed.

L_{Ar} – Rating level
Specific sound level plus any adjustment for the characteristic features of the sound as per BS 4142:2014+A1:2019. Certain acoustic features can increase the significance of impact over that expected from a basic comparison between the specific sound level and the background sound level, for example: tonality, impulsivity, intermittency or other sound characteristics that are readily distinctive against the residual acoustic environment.

End of Section

Appendix A – Proposed Development Location



Appendix B – Measurement Photographs

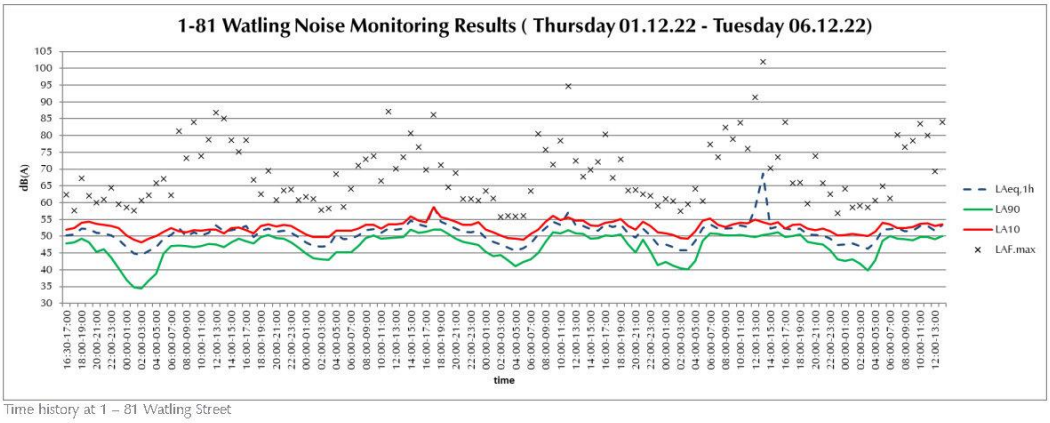
Noise meter at 1 – 81 Watling Street

Noise meter at 335 – 357 Watling Street

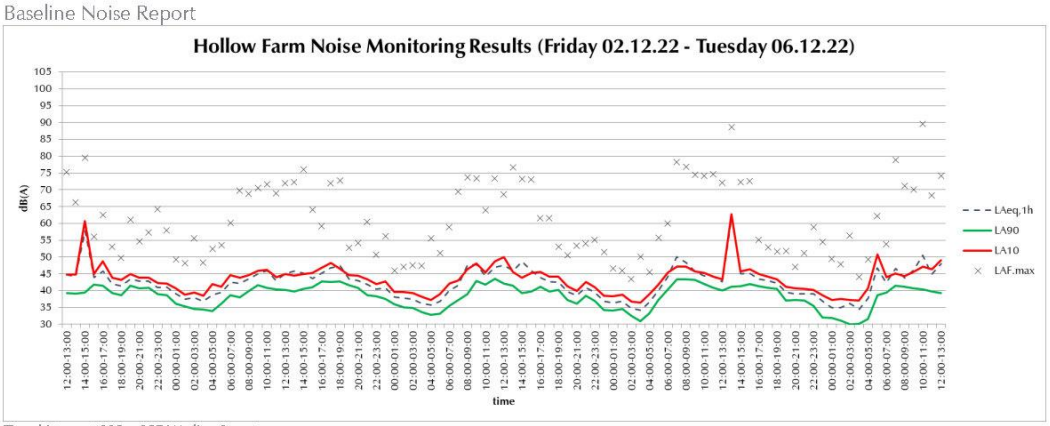
Noise emter at Barleyfield Road

Noise meter at Caldecote Lane

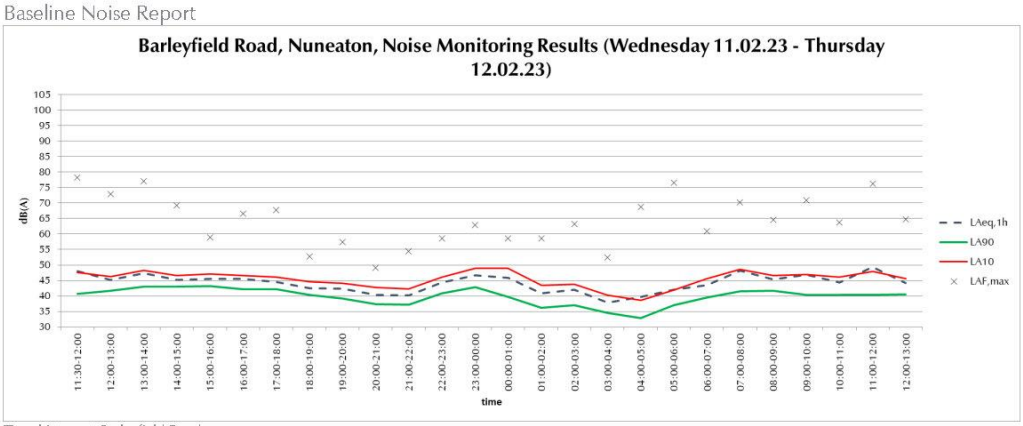
Appendix C – Survey Time Histories and Background Noise Level Derivations



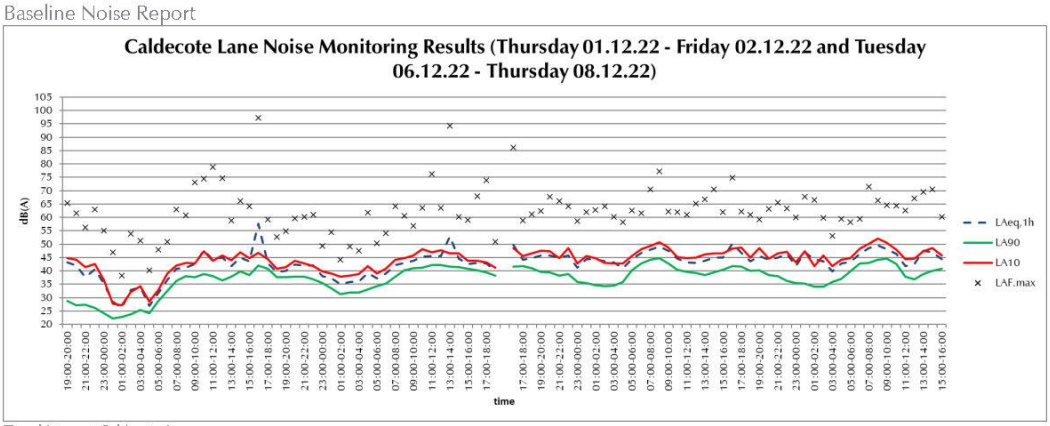
Time history at 1 – 81 Watling Street



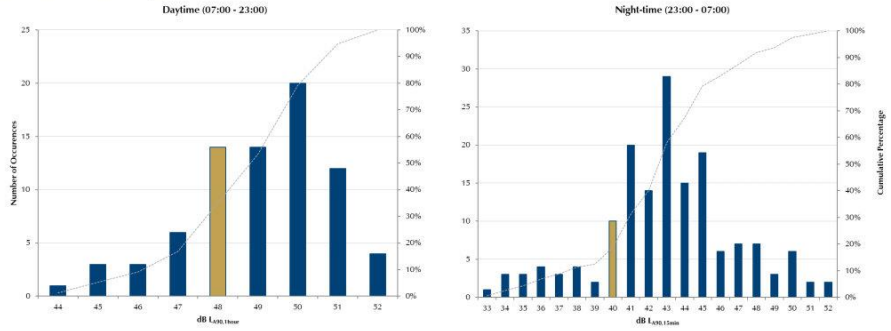
Time history at 335 – 357 Watling Street



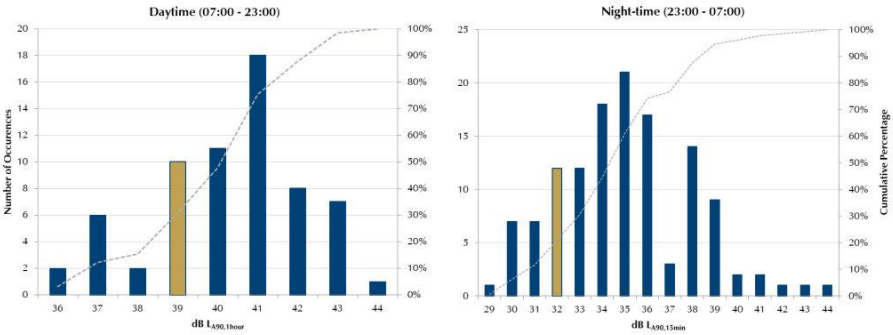
Time history at Barleyfield Road



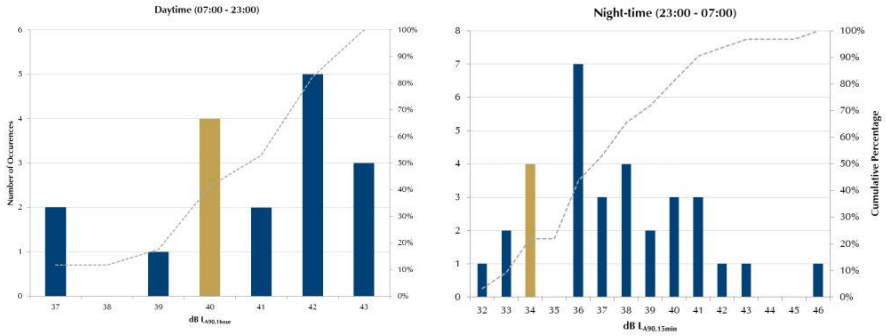
Time history at Caldecote Lane



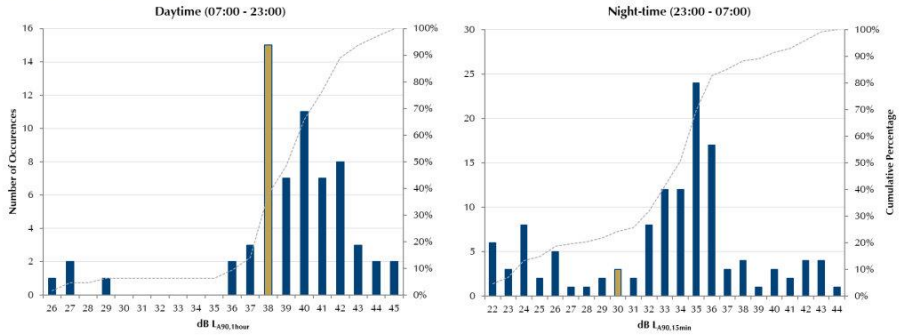
Background noise level analysis for 1 – 81 Watling Street



Background noise level analysis for 335 – 357 Watling Street

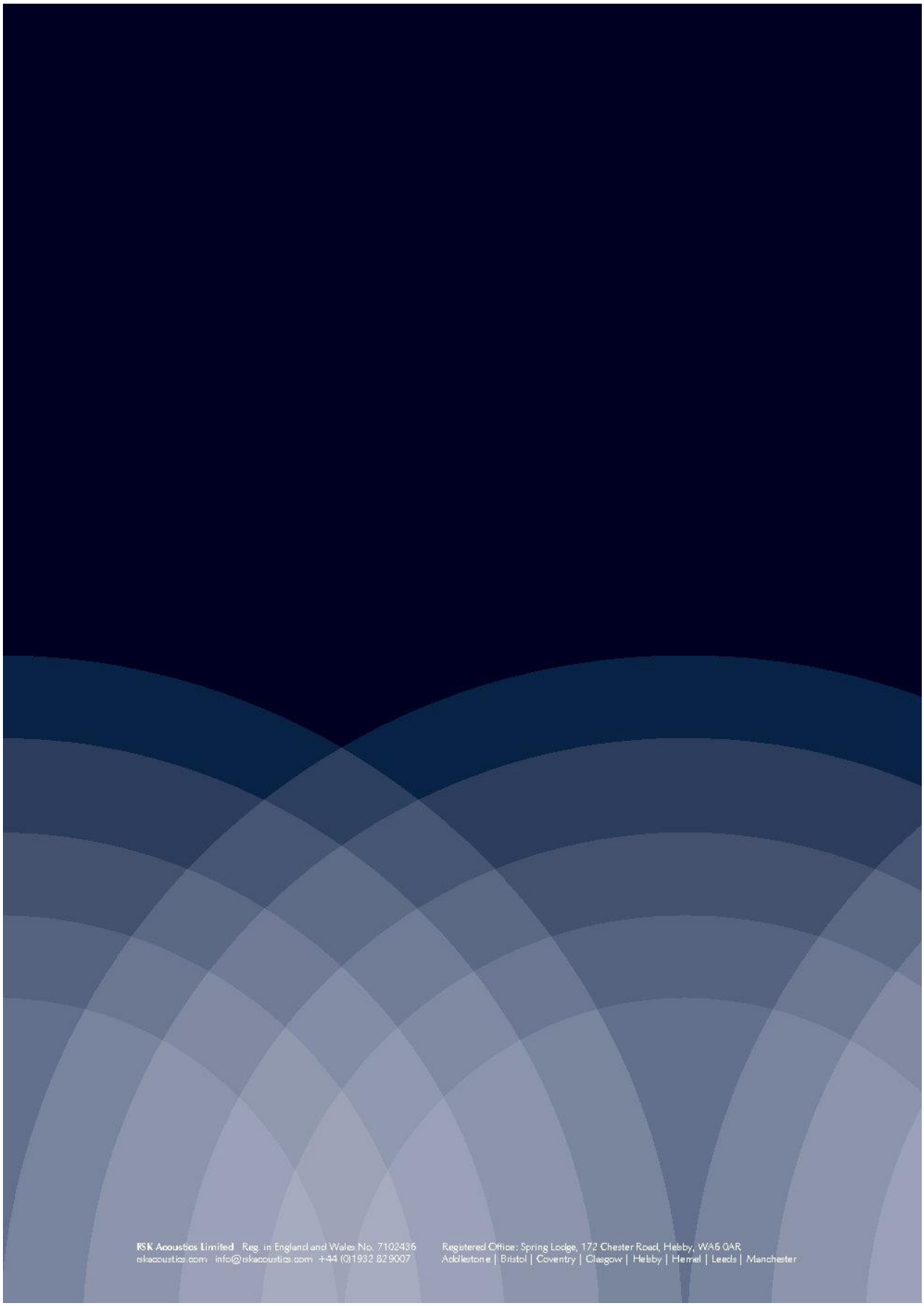


Background noise level analysis for Barleyfield Road



Background noise level analysis for Caldecote Lane

End of Section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APPENDIX C

Nicholas O'Dwyer Ltd

Hinckley to Hartshill Pipeline

Odour Assessment

Report No.: 444948-01 (00)

Document No.: A7S14280-JMS-XX-ZZ-PL-EN-0005

FEBRUARY 2023

RSK

RSK GENERAL NOTES

Project No.: 444948-01 (00)

Title: Odour Assessment: Hinckley to Hartshill Pipeline

Client: Nicholas O'Dwyer Limited

Date: 6th March 2023

Status: Final

Author	Jade Flenley Air Quality Technician	**Technical reviewer**	William Franklin Associate Director
Signature		Signature	
Date:	6th March 2023	Date:	6th March 2023

Contents

1 INTRODUCTION 4
1.1 Background 4
1.2 Instructions 4
1.3 The Proposed Development 4
2 LEGISLATION, PLANNING POLICY & GUIDANCE 7
2.1 Key Legislation 7
2.2 Guidance 7
2.2.1 Environment Agency Guidance H4 Odour Management 7
2.2.2 'Guidance on the assessment of Odour for Planning' (Institute of Air Quality Management, 2018) ('the IAQM 2018 guidance') 7
3 ASSESSMENT SCOPE 8
3.1 Scope and Approach 8
3.2 Assessment Methodology 8
3.2.1 General 8
3.2.2 Source Odour Potential 8
3.2.3 Pathway Effectiveness 9
3.2.4 Risk of Odour Exposure at Individual Receptors 10
3.2.5 Sensitivity of Receptors 11
3.2.6 Odour Impact Risk 11
4 ASSESSMENT OF ODOUR IMPACTS 13
4.1 Odour Sources 13
4.2 Hinkley Pumping Station Odour Impact 15
4.2.1 Site Setting 15
4.2.2 Stage 1: Characterise the Potential Source of Odour 15
4.2.3 Stage 2: Pathway Effectiveness 15
4.2.4 Stages 3 - 6: Odour Risk Assessment 18
4.3 Hartshill Pumping Station Odour Impact 20
4.3.1 Site Setting 20
4.3.2 Stage 1: Characterise the Potential Source of Odour 20
4.3.3 Stage 2: Pathway Effectiveness 20
4.3.4 Stages 3 - 6: Odour Risk Assessment 23
5 CONCLUSIONS 25

1 INTRODUCTION

1.1 Background

RSK Environment Ltd (RSK) was commissioned to undertake an assessment of potential odour impacts associated with the proposed Hinckley to Hartshill sewage pipeline.

The Hinckley sewage treatment works (STW) is to be closed and the flow to full treatment ('FFT') will be diverted approximately 11km to Hartshill STW in order to improve the quality of the effluent to meet the Water Framework Directive (WFD) requirements set out in the National Environment Programme (NEP).

The Storm Water flows will continue to be treated at Hinckley STW by a 'nature-based storm water treatment solution', which is to be designed and delivered by others, and is outside the scope of this assessment.

Severn Trent Water has requested an odour assessment to inform any requirement for mitigation for the pipeline and two pumping stations only.

The following report presents the findings of an assessment of odour impacts during the operational phase of the proposed development.

1.2 Instructions

On the instructions of Ciarán Duignan of Nicholas O'Dwyer Ltd by email dated 20th October 2022, RSK Environment Ltd (RSK) has prepared an Odour Risk Assessment and Mitigation Plan for Hinkley to Hartshill Pipeline.

The project was carried out to an agreed brief as set out in RSK proposal reference T444948-01(00) dated 29th June 2022.

1.3 The Proposed Development

The diversion will be by a proposed new transfer pipeline system, comprising two pumping stations and sections of rising main and gravity sewer. The proposed pumping station locations are displayed in Figures 1 and 3. The designs of the pumping stations are illustrated in Figures 2 and 4, below.

Figure 1: Existing Hinckley STW and Proposed Pumping Station Location Plan

Figure 2: Proposed Hinckley Pumping Station Outline Design

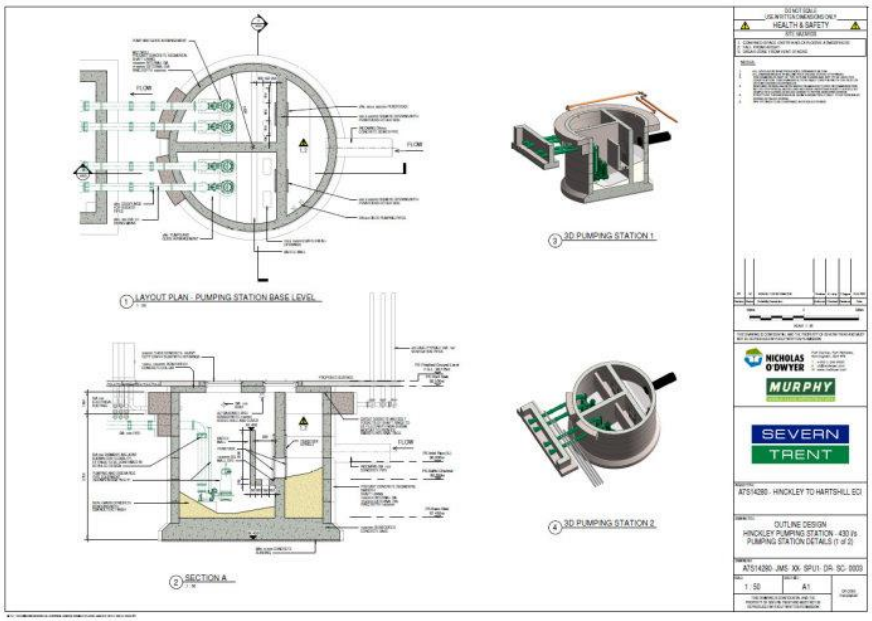


Figure 3:Existing Hartshill STW and Proposed Pumping Station Location Plan

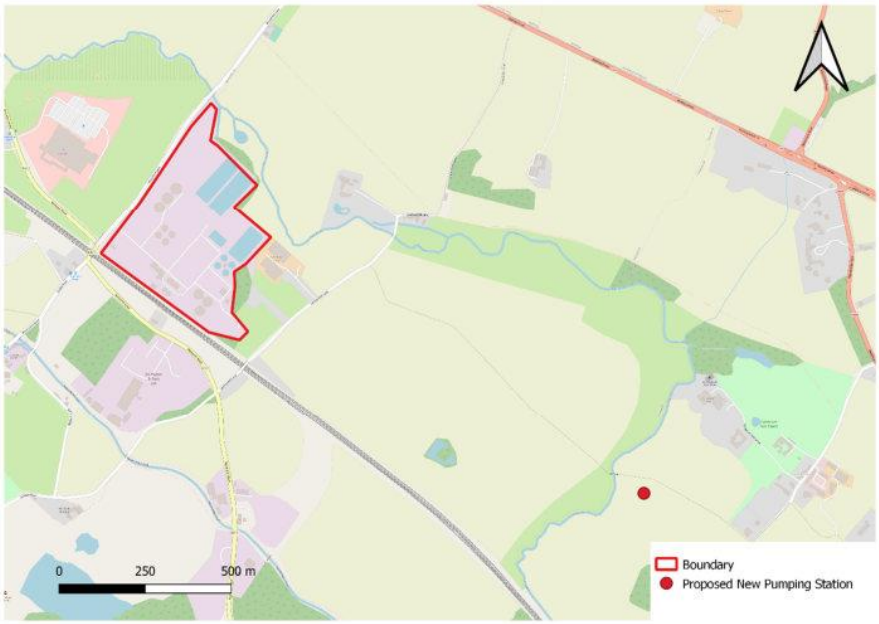
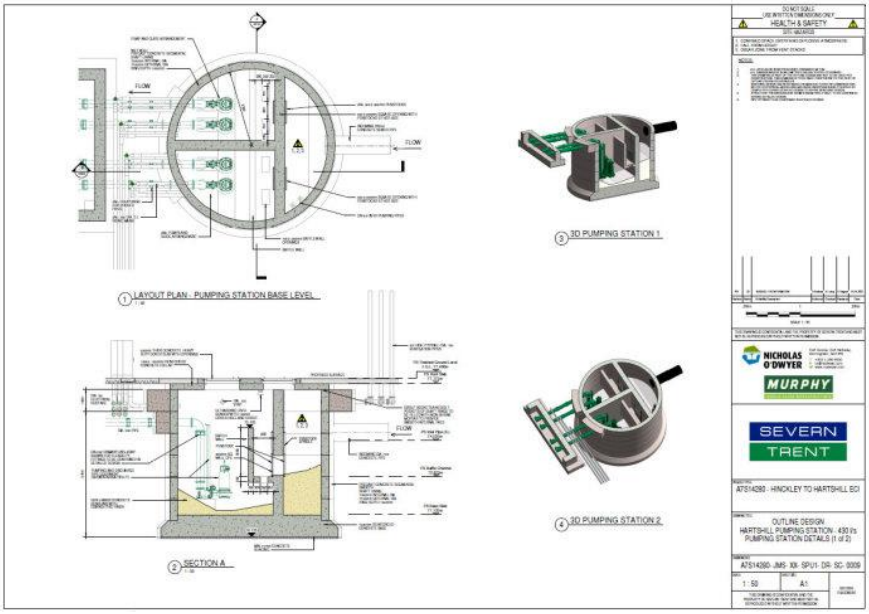


Figure 4: Proposed Harthsill Pumping Station Outline Design



2 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 Key Legislation

The Environmental Protection Act 1990 is used to regulate 'statutory nuisance', including odour nuisance. Section 3 requires local authorities to issue abatement notices where a nuisance *"unreasonably and substantially interfere[s] with the use or enjoyment of a home or other premises"* or where it could *"injure health or be likely to injure health."*

2.2 Guidance

2.2.1 Environment Agency Guidance H4 Odour Management

This guidance document is aimed at operators of installation regulated by the EA under the Environmental Permitting Regulations (EPR), which require the control of pollution including odour.

Although the pipeline is outside the scope of these Regulations, the H4 Odour Management provides guidance which may nevertheless be applied more widely.

2.2.2 'Guidance on the assessment of Odour for Planning' (Institute of Air Quality Management, 2018) ('the IAQM 2018 guidance')

This guidance, issued by the Institute of Air Quality Management in July 2018, recommends an approach to determine the impact of odour on sensitive receptors.

The IAQM 2018 guidance indicates that the perception of an odour is generally dependent on the relationship between odour sources, the number and sensitivity of any receptors, and the pathway connecting them. The effects of odour at individual receptors are dependent on the 'FIDOL' factors described below:

- **(F) Frequency of exposure;**
- **(I) Intensity:** The individual's perception of the strength of the odour;
- **(D) Duration:** The overall duration that individuals are exposed to an odour over time;
- **(O) Odour unpleasantness/ offensiveness:** Odour unpleasantness describes the character of an odour as it relates to the 'hedonic tone' (which may be pleasant, neutral or unpleasant) at a given odour concentration/intensity. This can be measured in the laboratory as the hedonic tone, and when measured by the standard method and expressed on a standard nine-point scale it is termed the hedonic score; and,
- **(L) Location/ (R) Receptor Sensitivity:** The type of land use and nature of human activities in the vicinity of an odour source. Tolerance and expectation of the receptor. The 'Location' factor can be considered to encompass the receptor characteristics, receptor sensitivity, and socio-economic factors.

3 ASSESSMENT SCOPE

3.1 Scope and Approach

An odour risk assessment was prepared for the pipeline and two pumping stations, including the following elements of work:

- Consultation with Severn Trent Water & the pumping station design team, and review of designs for the two pumping stations;
- Qualitative, desk based odour risk assessment;
- Purchase and review of appropriate weather data; and
- Dispersion modelling of odour emissions from the proposed pumping stations, where required; and
- Recommendation of mitigation measures

3.2 Assessment Methodology

3.2.1 General

Appendix 1 of the IAQM Odour guidance suggests an approach to qualitative odour assessment, based on the widely recognised source-pathway-receptor (S-P-R) model, and this approach was adopted for this assessment, as described below.

1. Estimate the source 'odour potential' from each source;
2. Estimate the effectiveness of the pathways connecting potential sources of odour to potentially sensitive receptors;
3. Estimate the sensitivity of receptors;
4. Use the source odour potential and pathway effectiveness to estimate the risk of odour exposure (impact) at each receptor or group of receptors;
5. Use the pathway effectiveness with the receptor sensitivity to estimate the odour effect;
6. Judge the potential significance of odour effects by reviewing the assessed risk of odour exposure at various receptor locations.

3.2.2 Source Odour Potential

The IAQM odour guidance classifies sources into three broad categories of source odour potential: Large, Medium, and Small.

The classification is a judgement, based on three key factors: the magnitude of the odour release (taking into account control measures); how inherently odorous the compounds or materials being assessed are; and the unpleasantness (or offensiveness) of the odour.

Suggested criteria are provided for each category in the IAQM odour guidance and are reproduced in Table 3.1 below.

Table 3.1: IAQM Source Odour Potential

Source Odour Potential	Suggested Definition
Large	Magnitude – Larger Permitted processes of odorous nature or large STWs; materials usage hundreds of thousands of tonnes/m^3 per year; area sources of thousands of m^2. The compounds involved are very odorous (e.g. mercaptans), having very low Odour Detection Thresholds (ODTs) where known. Unpleasantness – processes classed as "Most offensive" in H4; or (where known) compounds/odours having unpleasant (-2) to very unpleasant (-4) hedonic score. Mitigation/control – open air operation with no containment, reliance solely on good management techniques and best practice.
Medium	Magnitude – smaller Permitted processes or small STWs; materials usage thousands of tonnes/m^3 per year; area sources of hundreds of m^2. The compounds involved are moderately odorous. Unpleasantness – processes classed in H4 as "Moderately offensive"; or (where known) odours having neutral (0) to unpleasant (-2) hedonic score. Mitigation/control – some mitigation measures in place, but significant residual odour remains.
Small	Magnitude – falls below Part B threshold; materials usage hundreds of tonnes/m^3 per year; area sources of tens m^2. The compounds involved are only mildly odorous, having relatively high ODTs where known. Unpleasantness – processes classed as "Less offensive" in H4; or (where known) compounds/odours having neutral (0) to very pleasant (+4) hedonic score. Mitigation/control – effective, tangible mitigation measures in place (e.g. BAT, BPM) leading to little or no residual odour.
Reproduced from Table 9 of IAQM 2018 guidance.	

3.2.3 Pathway Effectiveness

The assessment of the effectiveness of the transport of odours (or the pathway) takes into account five main factors:

- distance from source to receptor;
- frequency of winds blowing from the source towards the receptor;
- the effectiveness of any mitigation or controls;
- the effectiveness of dispersion and dilution (a tall stack for example); and
- topography and terrain in the local area.

Suggested definitions of pathway effectiveness are described in the IAQM guidance and are reproduced in Table 3.1, below.

Table 3.2: Pathway Effectiveness

Pathway Effectiveness	Suggested Definition
Highly Effective	**Distance** – receptor is adjacent to the source/site; distance well below any official set-back distances. **Direction** – high frequency (%) of winds from source to receptor (or, qualitatively, receptors downwind of source with respect to prevailing wind). **Effectiveness of dispersion/dilution** - open processes with low-level releases, e.g. lagoons, uncovered effluent treatment plant, landfilling of putrescible wastes.
Moderately Effective	**Distance** – receptor is local to the source. Where mitigation relies on dispersion/dilution – releases are elevated but compromised by building effects.
Ineffective	**Distance** – receptor is remote from the source; distance exceeds any official set-back distances. **Direction** – low frequency (%) of winds from source to receptor (or, qualitatively, receptors upwind of source with respect to prevailing wind). Where mitigation relies on dispersion/dilution – releases are from high level (e.g. stacks, or roof vents > 3m above ridge height) and are not compromised by surrounding buildings.
Reproduced from Table 9 of IAQM 2018 guidance.	

3.2.4 Risk of Odour Exposure at Individual Receptors

The source odour potential and pathway effectiveness are used to predict the risk of odour exposure at each receptor being considered. The IAQM guidance suggests a matrix approach for this, reproduced in Table 3.3.

Table 3.3: Risk of Odour Exposure

Pathway Effectiveness	Source Odour Potential		
	Small	Medium	Large
Highly Effective	Low Risk	Medium Risk	High Risk
Moderately Effective	Negligible Risk	Low Risk	Medium Risk
Ineffective	Negligible Risk	Negligible Risk	Low risk
Reproduced from Table 10 of IAQM 2018 guidance.			

3.2.5 Sensitivity of Receptors

The IAQM Guidance suggests that the sensitivity of receptors to odour is assessed with a degree of professional judgement, taking into account the principles suggested in

Table 3.4: Sensitivity of Receptors

Sensitibity	Suggested Criteria
High sensitivity receptor	Surrounding land where: - Users can reasonably expect enjoyment of a high level of amenity; and - People would reasonably be expected to be present here continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. Examples may include residential dwellings, hospitals, schools/education and tourist/cultural.
Medium sensitivity receptor	Surrounding land where: - Users would expect to enjoy a reasonable level of amenity, but wouldn't reasonably expect to enjoy the same level of amenity as in their home; or - People wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Examples may include places of work, commercial/retail premises and playing/recreation fields.
Low sensitivity receptor	Surrounding land where: - The enjoyment of amenity would not reasonably be expected; or - There is transient exposure, where the people would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. Examples may include industrial use, farms, footpaths and roads.

3.2.6 Odour Impact Risk

The exposure risk and sensitivity of the receptors are used to assess the likely impact on the receptor.

Guidance on receptor sensitivity is given in the IAQM odour guidance. In residential areas, the normal expectation would be for a high level of residential amenity and this would usually equate to high receptor sensitivity. The impact assessment matrix is reproduced from the IAQM odour guidance in Table 3.4.

Table 3.5: Pathway Likely Magnitude of Odour Effect at the Specific Receptor Location

Risk of Odour Exposure	Receptor Sensitivity		
	Low	Medium	High
High	Slight Adverse Effect	Moderate Adverse Effect	Substantial Adverse Effect
Medium	Negligible Effect	Slight Adverse Effect	Moderate Adverse Effect
Low	Negligible Effect	Negligible Effect	Slight Adverse Effect
Negligible	Negligible Effect	Negligible Effect	Negligible Effect
Reproduced from Table 11 of IAQM 2018 guidance.			

4 ASSESSMENT OF ODOUR IMPACTS

4.1 Odour Sources

The proposed development comprises two pumping stations and approximately 11km of underground pipeline.

The pipeline itself will be underground and necessarily fully enclosed and will not result in any emissions to air. The pipeline will be fitted with a number of air valves for pressure relief, however these will be vacuum break air valves, which allow air into the pipeline to reduce vacuum conditions and would not be expected to allow odorous air to escape from the pipeline.

The Hinkley pumping station will be located within the boundary of the existing Hinkley STW, as shown in Figure 4, below.

The pumping station will comprise a circular below-ground 'wet well' pre-cast concrete segments with internal diameter 7m, covered by a ground level concrete cover slab, with openings for access and maintenance. The openings will be covered, but the potential for escape of odorous air may remain. The 'wet well' chamber will be ventilated by three vent pipes discharging close to the wet well at approximately 4m above ground level.

The Hinckley pumping station will have an open emergency storage tank, however this is only intended to be used if there is a catastrophic failure at the pump station.

Figure 5 Hinkley Pumping Station Location Plan

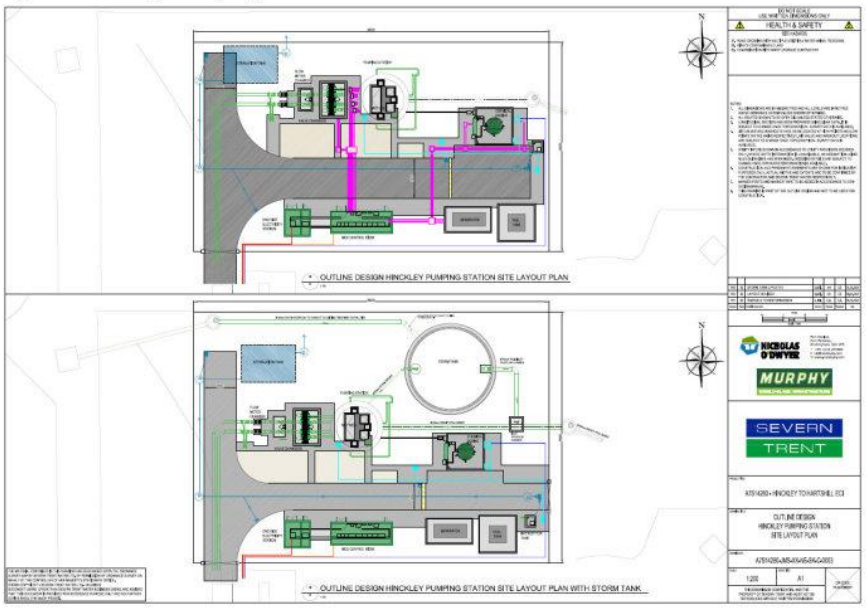
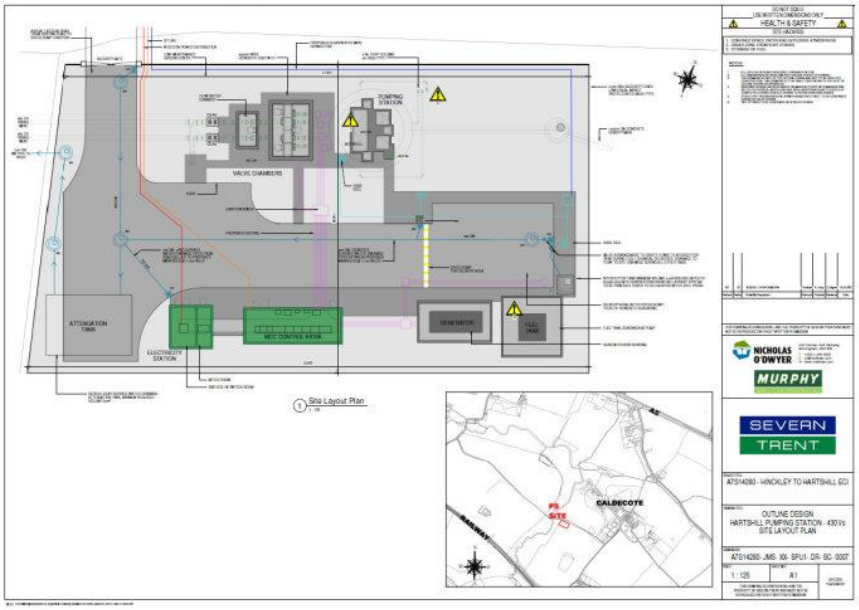


Figure 6 Hartshill Pumping Station Location Plan



4.2 Hinkley Pumping Station Odour Impact

4.2.1 Site Setting

The proposed Hinckley pumping station will be located within the existing Hinkley STW, in an area characterised by of business and commercial uses to the south and west. The distance between the closest receptor and the proposed pumping station is approximately 120m.

The closest receptors to the pumping station are users of the business park located on Logix road. A lower standard of amenity may be tolerated at commercial receptors than at residential premises, therefore a '**Medium'** sensitivity was assigned to the receptors

4.2.2 Stage 1: Characterise the Potential Source of Odour

The pumping station will comprise a circular below-ground 'wet well' pre-cast concrete segments with internal diameter 7m, covered by a ground level concrete cover slab, with openings for access and maintenance. The openings will be covered, but the potential for escape of odorous air may remain. The 'wet well' chamber will be ventilated by three vent pipes discharging close to the wet well at approximately 4m above ground level.

The main potential odour source is likely to be passive escape and venting of odorous air from the wet well access covers and vents.

Based on the size of the proposed development, it is considered that the site can be most appropriately classified as having a **'small'** Source Odour Potential within the context of the IAQM odour guidance.

4.2.3 Stage 2: Pathway Effectiveness

Meteorological data used in this assessment were taken from Coleshill Meteorological Station, over the period 1st January 2019 to 31st December 2021 (inclusive). The meteorological station is located approximately 21km to the southwest of the application site, but is considered likely to be reasonably representative of conditions experienced at the Hinkley pumping station.

A wind rose for the weather file derived from data from Coleshill Meteorological Station is shown in **Figure** 7. This illustrates the relative frequency of wind directions and wind speeds, and as is the normal convention is based on the direction from which the wind blows. The wind rose shows that the prevailing wind direction is from the south.

The frequency with which winds blow from the odour source, towards the proposed receptors, are set out in Table 4.1 below. The locations of the key proposed receptors are shown on the plan in **Figure** 8.

Figure 7: Windrose for 2019-2021 Meteorological data for Coleshill Weather Station

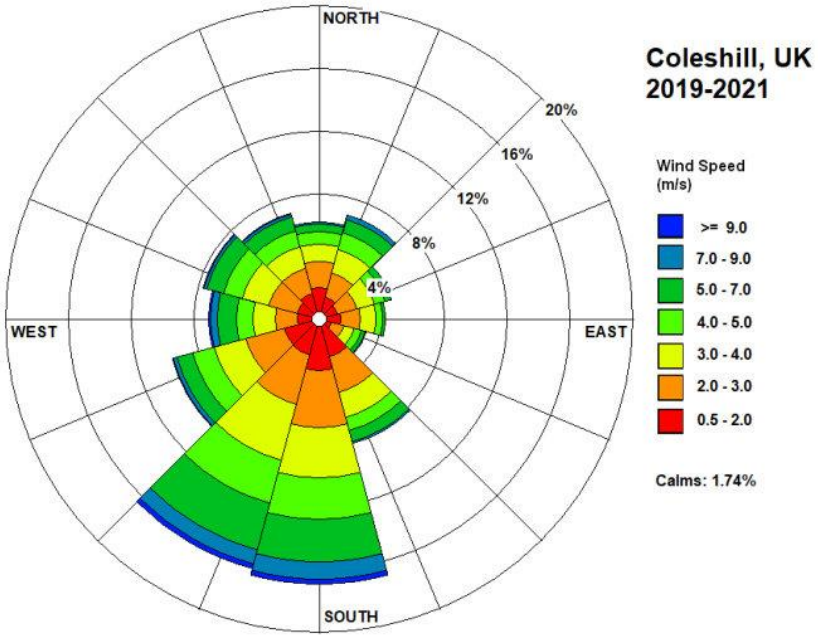
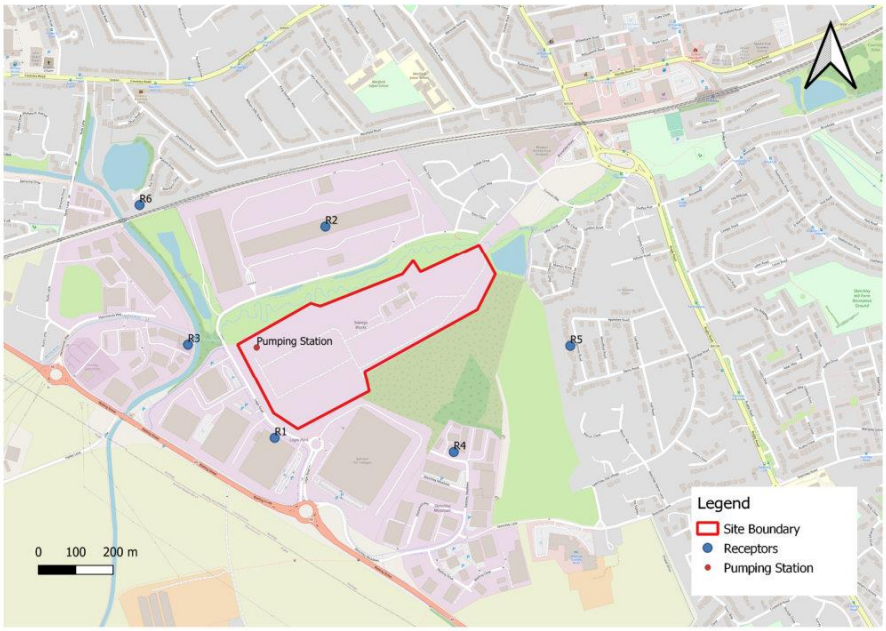


Table 4.1: Frequencies of Winds from the Proposed Hinkley Pumping Station to Receptors

Receptor (distance from odour source)	Wind Direction, potentially carrying odour towards receptor	Approximate Frequency of winds from these directions
1 Commercial Receptor (Hinckley Logistics Centre)	South to southwest (180°-230°)	32%
2 Commercial Receptor (DPD Depot)	North-northwest, north, and northeast (340°-50°)	13%
3 Commercial Receptors (Lime Kilns Business Park)	West (270°-290°)	7%
4 Bubbles Active Play and Blue Bubbles Pre-School	Southeast (120°-140°)	11%
5 Residential Receptor (east of site)	East-northeast to east (70°-90°)	4%
6 Residential Receptor (north of site)	Northwest (320°-330°)	7%

Figure 8: Receptors Close to Hinkley Pumping Station



4.2.4 Stages 3 - 6: Odour Risk Assessment

The potential odour impact of the activities at the proposed development site on the existing receptors has been assessed based on the process described in Stage 3 to Stage 6 of the IAQM methodology and the risk assessment outcomes are summarised in Table 4.2 below.

The proposed Hinckley sewage pumping station would have a "**negligible effect**" on odour all assessed receptors, and is considered likely to be **not significant**.

The cessation of operation of the Hinkley STW is likely to result in an overall substantial reduction in odours experienced at nearby receptors.

The odour implications of the 'nature based' storm water treatment system are outside the scope of this assessment, and will be assessed by others but the existing STW handles storm water in addition to full flow, therefore the odour emissions of the proposed treatment system are likely to be lower than those of the existing STW.

Table 4.2: Summary of the Odour Risk Assessment

Receptor Details and Location	Receptor Sensitivity	Source Odour Potential	Pathway Effectiveness	Odour Exposure	Likely Odour Effect
1 Commercial Receptor (Hinckley Logistics Centre)	Medium	Small	**Moderately Effective** – The receptors are located more than 100m from the potential odour source and downwind on 32% of occasions	Negligible	Negligible Effect
2 Commercial Receptor (DPD Depot)	Medium	Small	**Moderately Effective** – The receptors are located more than 100m from the potential odour source and downwind on 13% of occasions	Negligible	Negligible Effect
3 Commercial Receptors (Lime Kilns Business Park)	Medium	Small	**Moderately Effective** – The receptors are located more than 100m from the potential odour source and downwind on 7% of occasions.	Negligible	Negligible Effect
4 Bubbles Active Play and Blue Bubbles Pre-School	High	Small	**Ineffective** – The receptor is located more than 500m from the potential odour source and downwind on 11% of occasions.	Negligible	Negligible Effect
5 Residential Receptor (east of site)	High	Small	**Ineffective** – The receptor is located more than 500m from the potential odour source and downwind on 4% of occasions.	Negligible	Negligible Effect
6 Residential Receptor (north of site)	High	Small	**Ineffective** – The receptor is located more than 500m from the potential odour source and downwind on 7% of occasions.	Negligible	Negligible Effect

4.3 Hartshill Pumping Station Odour Impact

4.3.1 Site Setting

The proposed Hartshill pumping station will be located within an existing agricultural field approximately 1km southeast of the existing Hartshill STW.

The closest receptors to the pumping station are the residential properties of Caldecote, approximately 290m northeast of the proposed pumping station. A high standard of amenity would be expected at residential properties therefore the assessment is based on '**high'** sensitivity receptors

4.3.2 Stage 1: Characterise the Potential Source of Odour

The pumping station will comprise a circular below-ground 'wet well' pre-cast concrete segments with internal diameter 7m, covered by a ground level concrete cover slab, with openings for access and maintenance. The openings will be covered, but the potential for escape of odorous air may remain. The 'wet well' chamber will be ventilated by three vent pipes discharging close to the wet well at approximately 4m above ground level.

The main potential odour source is likely to be passive escape and venting of odorous air from the wet well access covers and vents.

Based on the size of the proposed development, it is considered that the site can be most appropriately classified as having a **'small'** Source Odour Potential within the context of the IAQM odour guidance.

4.3.3 Stage 2: Pathway Effectiveness

Meteorological data used in this assessment were taken from Coleshill Meteorological Station, over the period 1st January 2019 to 31st December 2021 (inclusive).

The meteorological station is located approximately 15km to the southwest of the application site, but is considered likely to be reasonably representative of conditions experienced at Hartshill STW.

A wind rose for the weather file derived from data from Coleshill Meteorological Station is shown in . This illustrates the relative frequency of wind directions and wind speeds, and as is the normal convention is based on the direction from which the wind blows. The wind rose shows that the prevailing wind direction is from the south.

The frequency with which winds blow from the odour source, towards the proposed receptors, are set out in Table 4.1 below. The locations of the key proposed receptors are shown on the map in **Figure** 10.

Figure 9: Windrose for 2019-2021 Meteorological data for Coleshill Weather Station

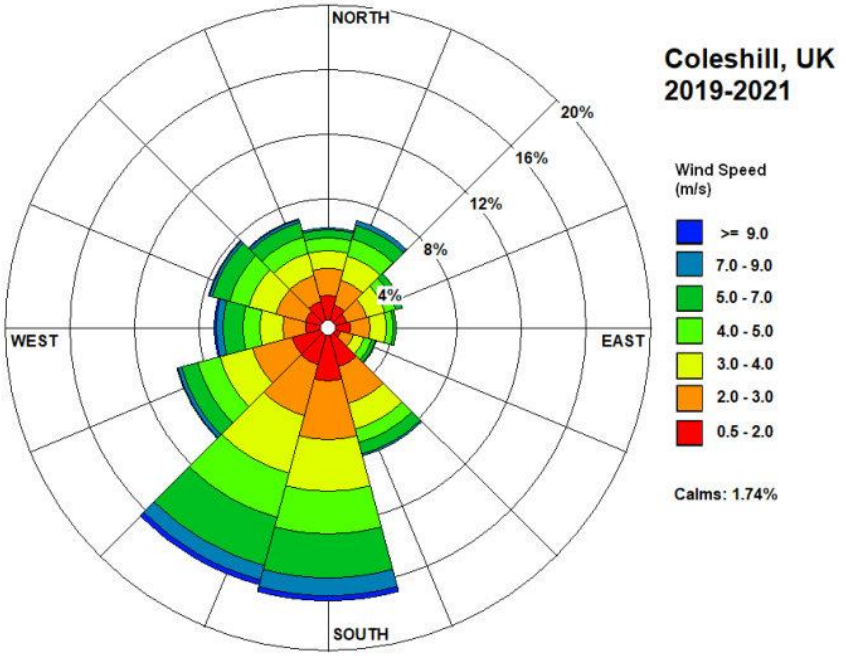
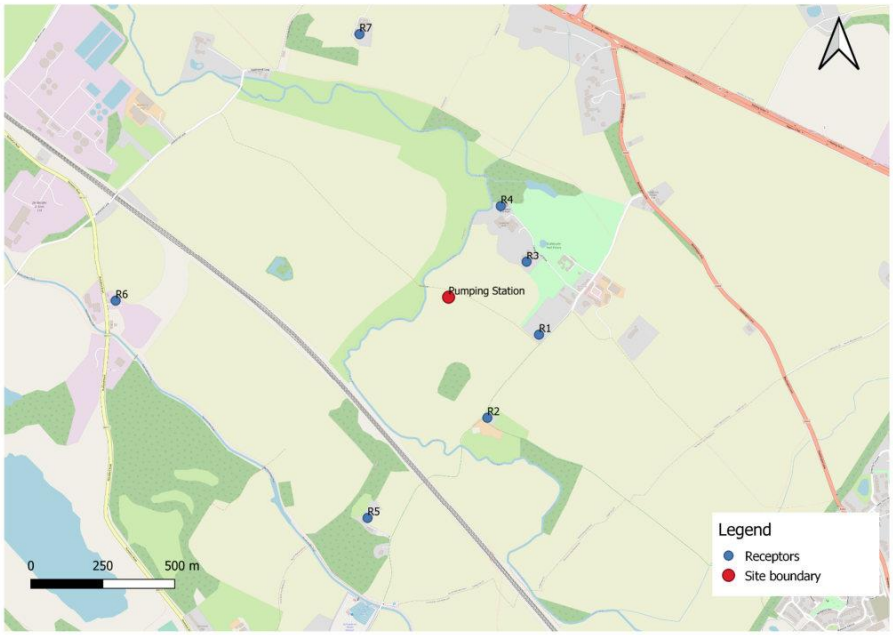


Table 4.3: Wind Frequencies

Receptor (distance from odour source)	Wind Direction, potentially carrying odour towards receptor	Approximate Frequency of winds from these directions
1 Residential Receptor (east of site)	East (80°-110°)	4%
2 Commercial Receptor (Caldecote Riding School)	Southeast (155°-165°)	8%
3 Residential Receptor (north east of site)	Northeast (50°-70°)	4%
4 Commercial Receptor (Church)	North-northeast (30°)	6%
5 Residential Receptor (south of site)	South (190°-205°)	32%
6 Commercial Receptor (west of site)	West (260°-280°)	7%
7 Residential Receptor (north west of site)	Northwest to north-northwest (330°-350°)	7%

Figure 10: Receptors Around Hartshill Pumping Station



4.3.4 Stages 3 - 6: Odour Risk Assessment

The potential odour impact of the proposed pumping station on the exiting receptors was assessed based on the process described in Stage 3 to Stage 6 of the IAQM methodology and the risk assessment outcomes are summarised in Table 4.2 below.

The proposed Hartshill pumping station is considered likely to have a "negligible effect" on odour at all assessed receptors and is considered likely to be **not significant**.

Table 4.4: Summary of the Odour Risk Assessment

Receptor Details and Location	Receptor Sensitivity	Source Odour Potential	Pathway Effectiveness	Odour Exposure	Likely Odour Effect
1 Residential Receptor (east of site)	High	Small	**Moderately effective** – The receptor is located more than 100m from the potential odour source and downwind on 4% of occasions.	Negligible	Negligible Effect
2 Commercial Receptor (Caldecote Riding School)	Medium	Small	**Moderately effective** – The receptor is located more than 100m from the potential odour source and downwind on 8% of occasions.	Negligible	Negligible Effect
3 Residential Receptor (north east of site)	High	Small	**Moderately effective** – The receptor is located more than 100m from the potential odour source and downwind on 4% of occasions.	Negligible	Negligible Effect
4 Commercial Receptor (Church)	Medium	Small	**Moderately effective** – The receptor is located more than 100m from the potential odour source and downwind on 6% of occasions.	Negligible	Negligible Effect
5 Residential Receptor (south of site)	High	Small	**Moderately effective** – The receptor is located more than 100m from the potential odour source and downwind on 32% of occasions.	Negligible	Negligible Effect
6 Commercial Receptor (west of site)	Medium	Small	**Ineffective** – The receptor is located more than 1km from the potential odour source and downwind on 7% of occasions.	Negligible	Negligible Effect
7 Residential Receptor (north west of site)	High	Small	**Ineffective-** The receptor is located more than 1km from the potential odour source and downwind on 7% of occasions.	Negligible	Negligible Effect

5 CONCLUSIONS

A desk-based qualitative odour impact assessment was carried out based on the methodology suggested in the IAQM's *Guidance on the assessment of odour for planning*.

The assessment was based on the widely used source-pathway-receptor model, including a review of the potential odour sources and site surroundings, together with local wind data from Coleshill meteorological station.

The pumping stations will comprise a circular below-ground 'wet well' of pre-cast concrete segments (internal diameter 7m) covered by a ground level concrete cover slab, with openings for access and maintenance. The openings will be covered, but the potential for escape of odorous air may remain. The wet well chamber will be ventilated by three vent pipes discharging adjacent to the well, at approximately 4m, above ground level. The main potential odour source is likely to be passive escape and venting of odorous air from the wet well access covers and vents.

The proposed Hinckley and Hartshill pumping stations are therefore likely to be relatively 'small' sources of odour and a 'negligible' risk of odour exposure and therefore impact is predicted.

Odour emission mitigation measures for example sealing of access covers an/or the fitting of active (pumped) or passive (not pumped) odour control/abatement filters to the vent pipes could be considered but based on the findings of this risk assessment is not considered likely to be necessary, or therefore proportionate.

Further assessment of potential odour impacts could be carried out, for example dispersion modelling of odorous emissions from the pumping station sources, however based on the findings of this risk assessment this is not considered necessary or proportionate and is not recommended.

The impacts of the additional flows at Hartshill STW and of the 'nature based' storm water treatment system at Hinkley STW may have the potential for greater odour impacts and should be assessed, however this is beyond the scope of work presented in this report.