

Inspectors Question 60:

I would welcome the Council's response to representation 636 from Mr Alan Sherwell concerning allocation D-AYL073.

Representation:

(Alan Sherwell)

636

This is not an appropriate site for residential development - leaving aside the effect on cost of access improvements, the closeness of the Chiltern Railway sidings and maintenance depot mean that there would be an unacceptable level of noise disturbance throughout the day and, particularly at night.

AVDC Response:

The site is accessible to the town centre by sustainable modes of transport and is located in a residential area. In closer proximity to the railway depot. The site can be designed to accommodate any noise mitigation that is required along the site abutting the footway/California Brook to minimise noise from the Railway depot.

The proposed site allocation policy already recognises the need to make provisions for sufficient highway access off Thame Road and will require a Transport Assessment to be accompanied by any proposals.

Site D-AYL073 Land at Thame Road/Leech Road, Aylesbury is located near the Chiltern Railway Maintenance Depot and the railway lines that serve the Depot and the main running railway lines out of Aylesbury towards the Aylesbury Vale Parkway station and beyond. Part of the site also borders the playing fields of the Sir Henry Floyd Grammar School that is situated nearby. Due to the activities associated with an operational railway there is the potential for noise to affect the amenity of any future residents of a proposed housing development on the site. Notwithstanding this, housing sites closer to the operational railway have been developed with appropriate mitigation measures in place to reduce the impact of noise on the amenity of occupiers.

Prior to any future residential development on the site an acoustic assessment in accordance with BS4142:2014 should be carried out and submitted to the Local Planning Authority that evaluates the impact of noise on future residents. With regard to noise levels inside the proposed dwelling,s the guideline noise criteria detailed in British Standard 8233:2014 would need to be achieved. This standard provides guidance on sound insulation and noise reduction for buildings. It is likely that appropriate noise mitigation within residential dwellings could be achieved through a variety of measures including the location and orientation of dwellings on the site and the specification of materials used to construct dwellings e.g. glazing. This would be a material planning consideration at the time of the submission of any future application for development of the site.

AVDC have already made contact with the site promoters to agree a Site Delivery Statement and this is in progress.