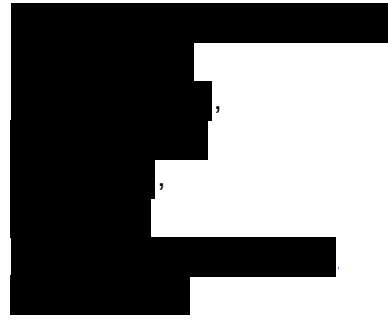


Planning Reference: Ful/2024/0001

Date: 19/04/2024



To whom it may concern,

Please see below comments regarding the proposed scheme to build a housing access road alongside the property we live in. We understand that the road will be built, and that our comments will not prevent or deter the project continuing. However, no consideration, or consultation for the impact on our family, or property has been discussed, or seems to be included in the plans. Given the construction has listed [REDACTED] as a property near to the construction, and final road, I am disappointed we have not had anyone reach out to us to discuss any mitigation for the noise, pollution, and disruption.

Our comments on this are below:

Noise (during construction)

The proposed location for the main construction compound is directly in front of our property. The original noise survey (reference: Environmental Statement: Chapter 10 Noise and Vibration) included a noise assessment in June 2019, "MP2", situated in a bush, 20m into our garden recorded noise levels of 43-54dba.

While the construction is active, the main compound is proposed to be in the field opposite, 10m from the house. Any transport travelling in/out of the compound will pass our property, and will clearly increase the noise levels significantly. During construction the equipment will be operating within 10-70 metres from the house. Presumably this will be from morning until evening, and continuously throughout the day. There does not appear to be a clear indication of what the expected noise level will be during this phase or times of operation.

[REDACTED] both work from home, and the property has mostly single glazing throughout. We have no insulation to reduce noise from outside.

Where will the site office be? Has the noise level from generators, light pollution from on site lighting towers, and proximity [REDACTED] been considered?

Noise (final completion)

Again, no obvious noise levels are provided for when the road is complete. No consultation with us over noise mitigation has been received. There will be a major road, with significant amounts of traffic being constructed within 70 metres of the house, within 50m of the boundary. Road noise, engine noise, and increased pollution from exhaust fumes are expected.

I would challenge the statement made in the application: 8.6.12 stating that no properties within the operational area are likely to be eligible for compensation under the Noise Insulation Regulations.

Environmental Statement: Chapter 10 - Noise & Vibration: Table 4-1 – Summary of noise levels measured at MP1, MP2, MP3 and MP4 shows that the recorded noise levels taken in June 2019 at receptor MP2 were 43-54 DB.

Table 8-2 – Predicted construction noise levels (façade) and magnitude of impact shows noise levels of 61-74 DB at receptor C5 ([REDACTED]). This does not seem to take into account the main construction compound that will be located 10m from our property. Has this also included the construction involved in the adjustments made to [REDACTED] to sever it? (ie, the turn around space included in the plans, approximately 10m from our property.)

We believe this to be a significant increase in noise levels, and should consequently be eligible for mitigation under the Noise Insulation Regulation 1975 Legislation.

Property Value

Installation of a road within 70 metres of the house, and within 50m of the boundary, is expected to reduce the value of the property. The road will sever [REDACTED] from our village of North Runcton. Properties in North Runcton command higher values than those of similar size in West Winch. Any consideration to reduce the impact of the road being installed will be appreciated, but are yet unknown to us.

Pollution

[REDACTED] 350m from the nearest major road, and surrounded by fields. When the new road is under construction and complete, the increased pollution will impact the property as this will be within 70m, and within 50m of the boundary. No mitigation of this looks to have been considered, and no consultation with us has been offered.

Referring to the Environmental Statement: Chapter 6 – Air Quality, it seems that the studies including 58 human receptors of the operational phase have missed us completely! Given that we are situated right next to the proposed road, and a traffic light controlled crossing is to be situated in front of our house, this will cause stationary traffic and in turn, an increase in exhaust fumes and pollution, I think this a huge oversight!

Dust

Has dust suppression been looked at? Presumably, while construction is underway, haulage vehicles, and heavy plant will be running on temporary haul roads passing our property. Having worked on a number of quarries, and construction sites, I am familiar with the amount of dust that can be produced and the health and safety impact of poor air quality due to airborne dust.

Table 1-7 – Receiving environment's sensitivity to construction dust in relation to distance from construction activities:

This states that the risk at 0-50m is High for both small and large projects. The road location will be 70m from the house, and within 50m of the boundary, but the addition works including alterations to [REDACTED] crossing works, and construction operating either side of the

road will be within 50m. The compound will also be located within 50m. If this project is deemed as a Large project, this band extends to 100m for High risk.

1.7.3 states the 58 human receptors within 200m of the proposed scheme. [REDACTED], with the house being 70m, and boundary within 50m from the road has not been included, and is not represented as a receptor in figure 1-3

Disruption to Access & Utilities

[REDACTED] both work from home. Our power, and water are supplied from the A10, and run alongside [REDACTED] to the property. Please consider the power, and water supply during construction, as these have been severed unintentionally in the past. We also need access to the property 24/7, with regular deliveries to and from the property. The turning area will need to consider tractor and trailer access for the septic tank & tanker delivery for the heating oil, and we have pallet delivery on a semi regular basis for our business. Any weight limitations start beyond our property currently giving free access from the A10.

How will the compound be accessed? [REDACTED] is a poorly maintained, single carriage road, with no marked passing places. Our driveway is often used as a passing place. What signage will be put in place to warn drivers of the closure? It's a national speed limit, and cars frequently travel at excessive speed towards where the closure will be. During the summer, when the A10 backs up, it is used as a rat run, and I suspect the road will become blocked regularly.

Wildlife

We have a large garden and have a wildlife camera set up. We have captured a wide range of animals on there including many deer, foxes, hedgehogs, badgers, owls and we have nesting buzzards. We also have bats living in our outbuildings. These have all been sighted in the past year. We have a natural woodland at the end of our garden which is where the majority of the wildlife sightings occur.

No assessments have been done on our land and all of our wildlife will be affected greatly by the close by construction and operational road noise.

Visual assessment

There is a high impact from construction, year 1 to medium in year 15. The value of the property will be greatly affected by the proposed scheme. We will be submitting a "part 1 claim" after completion and will advise any other properties affected to do the same.

Environmental Statement Chapter 9: Landscape and Visual Impact Assessment states that views towards the proposed scheme are restricted by vegetation surrounding [REDACTED] to the following viewpoints:

[REDACTED]

Users of CL60 - The piece of land adjoining the east side of the King's Lynn to Downham Market Road.

[REDACTED]

We purchased this property with the land being in need of attention. We have plans to fell a lot of the larger trees for safety and easier maintenance of the land which will affect the visual impact of the road for all of the above areas. The current vegetation around the property is intermittent with large gaps and unrestricted views. As far as we are aware, no survey has been taken, and no access to the property or grounds has been requested, so the statements in the report above are, to our knowledge, assumed and not factual.

It also states within this document that [REDACTED] has a Magnitude of change High, level of effect Major adverse (significant) in both the construction stages and Operational stage (year 1), with a sensitivity level of high throughout all phases, including operational stage (year 15) which will significantly affect our house value and our ability to sell the property during construction, or after completion.