

Harrison, Liz

From: Pyke, Jon
Sent: 15 March 2023 08:51
To: Harrison, Liz
Cc: Scott, Neil
Subject: F/22/93194 - Address: THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

Hi Liz

Thank you for forwarding the Noise Impact Assessment report dated January 2022. We have seen this before and provided observations and asked some questions which we would like the applicant to investigate. We add observations on a possible change to the masterplan to include for 'care home'

On nett benefit or impact of the development to neighbouring dwellings , we are unsure from reading the report what this would likely to be. For example, would the development say in terms of acoustics screening of the new buildings and the stated limitation on the type of use of the Ageas Bowl for sports only events per year result in less or more noise and impact? Please could you check on this regarding permitted use of the Ageas Bowl, which includes for live events such as concert and performance.

Observations

The report sets out the way forward for dwellings proposed with the development and concludes the residual impact from road traffic and premises noise is acceptable. The mitigation measures are at the receiver for fenestration sound insulation and alternative means of ventilation to opening windows. The assessment criteria or absolute limits used are from BS8233 *"Guidance on sound insulation and noise reduction for buildings"* for average daytime and night-time (ambient noise and 'maximum' or instantaneous noise inside dwellings and outdoor private amenity space.

An assessment of 'agent of change' is provided regarding the likelihood complaint about premises noise such as the existing David Lloyd and Pitters Commercials business. Pitter Commercials were contacted during the noise assessment study and information from this informed the technical calculation of noise impact at the proposed residential development. Regarding David Lloyd, the assessors experience of such facilities was relied upon. The noise assessment concludes that these businesses will be unlikely to receive complaints about noise from occupants of new dwellings.

But there is no assessment of agent of change regarding new noise sensitive occupiers impacted by Ageas Bowl. And this might curtail use of Ageas Bowl. Our enforcement team would of course be compelled to investigate complaint about amenity impacts including nuisance and seek abatement if there are. Additionally, this department must consider these at a time of licensing premises.

Regarding outdoor amenity of proposed dwellings, the noise assessment concludes residual impact to about ten per cent of private spaces and some of these are balconies. When no event is held at Ageas Bowl, noise levels are lower. The assessment says, *"events are likely to be very limited in number over the course of the year"*.

Questions for the Applicant

- (1) Can the applicant set out in tables, assessment of noise impact to dwellings using BS4142 as advised by this department in 2021 and discussion on any residual impacts. Ordinarily, this department advises a limit of a Rating Level being ten decibels below the background sound level subject to context of existing ambient noise.
- (2) Please confirm the events to be held at Ageas Bowl are like stadium sports events only such as the lively Cricket 100s used in the assessment?
- (3) Advise, what are the number of residual impacts in private amenity spaces above 50 dB(A)?
- (4) Advise, has noise outside the stadium such as pedestrians and event induced road traffic and car parking noise been included in the assessment?
- (5) Please provide information on 'uncertainty' and what are the remedial actions if noise levels are more than has been predicted by the assessment?
- (6) Please assess the positive or negative impact or 'side effect' of the development to existing neighbouring dwellings.

Current Change to Masterplan Being Considered (Care Home)

Since the report was drafted in January 2022, the question of a care home being inserted into the master plan near to the Ageas Bowl has arisen. Such use can be more sensitive to noise than ordinarily dwellings. The noise limits we refer to in BS8233 are really the highest for dwellings whereas the onset of disturbance or harmful effects of noise to a different demographic or one that includes preference or need for tranquillity is likely to be lower.

Conventional master planning seeks to mitigate or ameliorate adverse environmental impacts including noise through layout. In doing so, sensitivity and expectation are accommodated. We doubt placing a care home use close the Ageas Bowl and its noise is good master planning. This would immediately imply 'last resort' mitigation of sealing up the care home with noise insulating façades and using sound attenuated mechanical ventilation are needed.

Summary

Unfortunately, the noise impact matters have not been adequately assessed but if they were, we anticipate the outcome would remain adverse. Our view on bringing noise sensitive development to an area adversely impacted by a consented and licensed use is unsupportive of the planning application.

We have received an updated assessment of air quality and will provide comment on this.

Kind regards
Jonathan Pyke

Jon Pyke
Pollution Control Officer
Service Delivery - Specialist Services - Environment