

Harrison, Liz

From: Scott, Neil
Sent: 17 November 2023 15:19
To: Harrison, Liz
Subject: RE: F/22/93194 - Ageas Bowl - Noise Impact Assessment

Hello Liz

Thank you for consulting us on the above application, we have reviewed the updated noise impact assessment by WSP, reference PROJECT NO. 70073579, dated August 2023, version 1.3.

The report considers the impact of noise from: the M27, Pitters haulage yard, the car park at David Lloyds, and from a 'hundred' cricket event at the Ageas bowl, on the amended layout of the proposed development. Noise impact from concerts is not considered.

Ambient noise survey. A noise survey over several days has been carried out on the north west boundary of the site adjacent to both the Pitters site and David Lloyd car park. Whilst the extent of the proposed development extends this far, the bulk of properties are to be located elsewhere on site, we would have expected other locations to have been included for the purposes of establishing ambient and background noise levels, and characterising noise sources across the site. Similarly, the survey should also have considered if the meteorological conditions, for example the prevailing wind direction is from the south west which we would expect to depress the noise contribution from the M27 and ensure that a worst case was assessed. Similarly, some locations are in the 'noise shadow' of other structures on site which would affect the noise climate in those areas.

With respect to the assessment of noise impacts from Pitters - This is based on the results of an unattended survey and predictions made based on levels of activities provided by Pitters themselves. A 'penalty' of 6dB has been applied to the modelled results. Typically, assessments of commercial noise impact are made using BS4142 but this does not appear to be the case here. Whilst 'penalties' to account for acoustic features of the commercial noise have been applied, this does not appear to have been as a result of findings when attending the location. There is no discussion as to whether reversing alarms were present or other features, or how the 'reasonable worst case' has been arrived at for the assessment. The permitted hours of use of the Pitters site are not given.

David Lloyd Car Park – This assessment is based on a prediction of noise levels assuming the car park to be 50% occupied between 0600- and 0700 hours. This is assumed to be a worst case for 'night time' and for day time the car park has been assumed to be 100% full. As no information is provided on the occupancy or turnover of spaces in the car park, we are not able to verify if the night hour is the worst case. As with the assessment of Pitters, BS 4142 assessment would be applicable, and we are unclear why this approach has not been followed. Information is not provided regarding any noise emissions from any fixed plant or machinery, deliveries or waste collection from the site.

The author advises that the assessment of the commercial sources, Pitters and D Lloyds, has followed an approach to modelling similar to that for road traffic noise. We would query why this approach has been taken when a more suitable approach exists.

To assess noise contribution from the cricket events at the Ageas Bowl a 'one hundred' event was monitored and used to predict noise impact. The sound levels are 'averaged' over an hour with a character penalty applied. Such events are typically characterised by the irregular and spontaneous event noise, and by amplified sound. The assessment does not consider the nature and frequency of the events. There is no information to show how representative this event was, or how it would be a 'worst case' for the purposes of the assessment, particularly considering the advice in NPPF to ensure that the assessment considers not just current but permitted use of the site.

Large music events are also permitted at the site, these have not been considered in the assessment, despite many of the proposed dwellings being close to the arena and also of multi storey designs. Further, no consideration of the

activities ancillary to the cricket events, appears to have taken place. Other events are also hosted on the site which do not appear to have been taken into account. Information is not provided regarding any noise emissions from any fixed plant or machinery, deliveries or waste collection from the site. All of these activities have the potential to disturb and annoy future residents.

Overall, we are concerned that the assessment does not provide sufficient information to demonstrate how significant noise impacts will be avoided, particularly in light of the agent of change principle which applies here, nor how they have otherwise been minimised. We have concerns about the approach to assessing the commercial noise from Pitters, and to some degree David Lloyd, current and likely, our primary concern relates to how noise impacts, from the Ageas cricket events, concerts and other events and ancillary activities, both current and permitted, have been characterised and assessed. If the agent of change principle has not been adequately considered the outcome could be serious consequences for the operation of the commercial uses, and for the Ageas which is of course a major sporting venue.

Regards

Neil

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