

Harrison, Liz

From: Scott, Neil
Sent: 10 January 2024 14:07
To: Harrison, Liz
Subject: RE: F/22/93194 - Ageas Bow - Noise

Hello Liz

Thanks for sending the recent response across, my comments are as follows.

Background sound levels / Survey:

Given the scale of the site and diversity of receptor locations and of permitted activities across the site we would have expected the noise survey to address this. In respect of the predicted levels of road traffic noise we have highlighted that this should be more conservative as noise levels from the motorway vary by appreciable amounts dependant on weather conditions eg. prevailing wind. A robust ambient / background survey is a fundamental part of assessing noise impact.

Concert Noise:

The proposed layout places noise sensitive dwellings, excluding the hotel, much closer than the nearest existing dwellings. The existing nearest dwellings are some 150 m distant and in a noise shadow, whereas the proposed layout places dwellings, closer, on elevated land, and of multi storey design bringing the upper floors up to a level with the top of the stands. These factors significantly increase the likely noise exposure. The existing noise controls on concerts have not been designed with dwellings located as is proposed here, for example the care home is located much closer to the stands than any existing dwelling and as a result, will be subject to significant noise impact during concerts and other activities at the site.

Agent of Change:

A broad range of activities are, or are permitted to be, carried out across the land forming the Ageas, and also on neighbouring land. We remain concerned that by focusing on the existing 'Hundred' events at the Ageas, that the range of permissible activities and their resultant noise impacts have not been considered sufficiently. Similarly, we are concerned that the assessment of impact from the other commercial uses is focussed too narrowly. As stated previously if the assessment does not consider and address the likely noise (and other) impacts in a robust manner, then there is a likelihood of the agent of change principle not being met. This would either result in enforcement action or a curtailing of current and future activities for the Ageas and associated uses, or, a development with a poor level of amenity.

On this basis our concerns and recommendation stated previously remain.

Regards

Neil

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