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UNIT 1, STRATEGIC PARK, HEDGE END
NOISE MANAGEMENT PLAN

Technical Report: R10262-2 Rev 3

Date: 24th January 2024

For: Columbia Threadneedle Real Estate Partners LLP
Cannon Place
78 Cannon Street
London
EC4N 6AG

OPERATIONAL NOISE MANAGEMENT PLAN

UNIT 1 STRATEGIC PARK, HEDGE END, SOUTHAMPTON

Objective

This document presents a Noise Management Plan for Unit 1 Strategic Park, Hedge End.

Vehicles

The objective is to ensure that noise is kept to a minimum and that vehicles operate efficiently and effectively thereby minimising potential disruption to local residents. This document has been produced in accordance with the DfT Quiet Deliveries Good Practice Guidance – Key Principles and Processes for Retailers: April 2014.

Relevant signage will be installed, reminding drivers and of the Noise Management Plan (NMP) principles and regular training will be provided by management to enforce the points. An activity log of ongoing checks and training will be kept and available to the Local Planning Authority (LPA) on request.

Plant

All plant will comply with the noise limits presented in Table 1.

Rating Noise Level		
Daytime (07:00 to 19:00 hours) dB L_{Ar} 1 hour	Evening (19:00 to 23:00 hours) dB L_{Ar} 1 hour	Night-Time (23:00 to 07:00 hours) dB L_{Ar} 15 min
47	45	35

Table 1: Plant Noise Limits, Unit 1 Strategic Park

Timescales and Review

This noise management plan will be reviewed every 2 years by the occupier and will be updated and shared with the Local Authority if the operations at the site materially change to that described in the Management Plan. Where required, additional mitigation, monitoring or best practice will be included in subsequent revisions. Similarly, in the absence of complaints or interest the regularity of review of this management plan may be reduced or mitigation controls relaxed.

Implementation of the physical measures will be undertaken prior to occupation. It is expected that the management controls below will be implemented in full within 1 month of occupation.

Occupier

The occupier, Sail GP, is a manufacturer of high-end carbon fibre racing yachts and associated components, F50 League GB Ltd. Activities include research and development and maintenance of their racing fleet. The warehouse will also be used to store equipment associated with events and shipping containers will be stored temporarily in the yard areas for approximately 8 weeks during

the maintenance period which occurs every 3 – 4 years. There will be no testing of machines outside. The premises will also include ancillary offices and meeting rooms, with approximately 35-50 staff employed at the premises.

Unit 1 has been refurbished to ensure that all internal noise generating activities such as wood working and grinding are undertaken in dedicated internal rooms located away from the southern façade of the building. These are designed to minimise noise break out to the remainder of the warehouse and to the outside. This layout and working arrangement will be retained for the duration of the occupier's lease.

Access doors are located in the northern façade of the building. The quiet closing external sectional doors will remain closed when not in use for access outside of usual working hours. The widened sectional door will be used infrequently, approximately once a month or used to bring in the equipment during the fit-out process. External fire escape doors to the south and east of the building will remain closed at all times other than in an emergency.

External plant comprises five air conditioning condensers, an air source heat pump, a dust collection unit and a cooling tower along with a freezer condenser to the western side of the building. Further plant which is located inside enclosures external to the building comprises a vacuum unit and compressor to the north and a second vacuum unit to the west of the building.

Standard hours of working for the site are 07:00 – 20:00 with very infrequent later working into the evening period. The majority of external plant will not operate during the nighttime period. Access is required 24 hours a day 7 days a week. It is anticipated that access and deliveries outside of standard working hours will be very infrequent.

Shipping container delivery / collection movements are unlikely to take place on more than 10 days per year. Delivery / collection of containers will take place during the hours of 08.00 and 17.00.

Physical Noise Mitigation Measures

No tannoy / external loudspeaker systems will be used externally.

This NMP includes the requirement for the following noise mitigation measures to be installed/retained:

- Surfacing of the service yard to be smooth with no cracks and mixed height joints;
- Signage to remind drivers of being quiet at night;
- The 3 m high acoustic barrier and gate to the south-eastern corner of the yard shall be retained, managed and maintained in good condition;
- The 2 m high fences around the heating and cooling plant to the north and around the freezer condenser and vacuum unit enclosure shall be retained, managed and maintained in good condition;
- The site access road is subject to a speed limit of 10 mph which has appropriate signage posted and this will be maintained;
- The surface of the access road and external yard shall be maintained in good order;
- All vehicles, plant and machinery on site shall be maintained in accordance with manufacturers' specifications at all times.

Vehicle Management Strategies

A combination of strategies will contribute to the operation of the NMP. These include the following management controls.

- Vehicle Manoeuvres
- Vehicle Schedules

Delivery and Loading Process

There are a number of management and operational measures to reduce noise levels which include:

- Ensure engines are switched off;
- Manoeuvring should be minimised;
- There should be no radios left on;
- Doors should be closed without excessive force;
- There should be no shouting in the external yard area;
- There should be no use of vehicle horns in the area except in event of emergency; and
- Drivers should seek to:
 - lower loading plates into the correct position with minimal noise;
 - avoid making contact with trailer walls, lift guardrails and other obstructions; and
 - maintain conversation to a minimum.

The Return Journey

- All vehicle doors must be closed with minimal noise; and
- Drivers should seek to:
 - engage gears with minimal noise;
 - avoid the use of horns other than as required by the Highway Code in the event of emergency situations;
 - keep engine revs to a minimum;
 - apply brakes gently; and
 - accelerate gently until the vehicle is a reasonable distance from the centre.

Reversing Alarms

The occupier will endeavour to use broadband (white noise) reversing alarms on owned vehicles. It is not possible to ensure that every vehicle visiting the site will be fitted with broadband reversing alarms.

Internal Plant

Unit 1 has been refurbished to ensure that all internal noise generating activities such as wood working and grinding are undertaken in dedicated internal rooms located away from the southern façade of the building. These are designed to minimise noise break out to the remainder of the warehouse and to the outside. Internal doors to these spaces will remain closed at all times when plant and machinery is operational.

External Plant

Cumulatively, all plant will comply with the noise limits presented in Table 1 when assessed at the nearest residential properties on West Road and off to the south.

Rating Noise Level		
Daytime (07:00 to 19:00 hours) dB L _{Ar} 1 hour	Evening (19:00 to 23:00 hours) dB L _{Ar} 1 hour	Night-Time (23:00 to 07:00 hours) dB L _{Ar} 15 min
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Table 1: Plant Noise Limits, Unit 1 Strategic Park

Ongoing Management and Maintenance

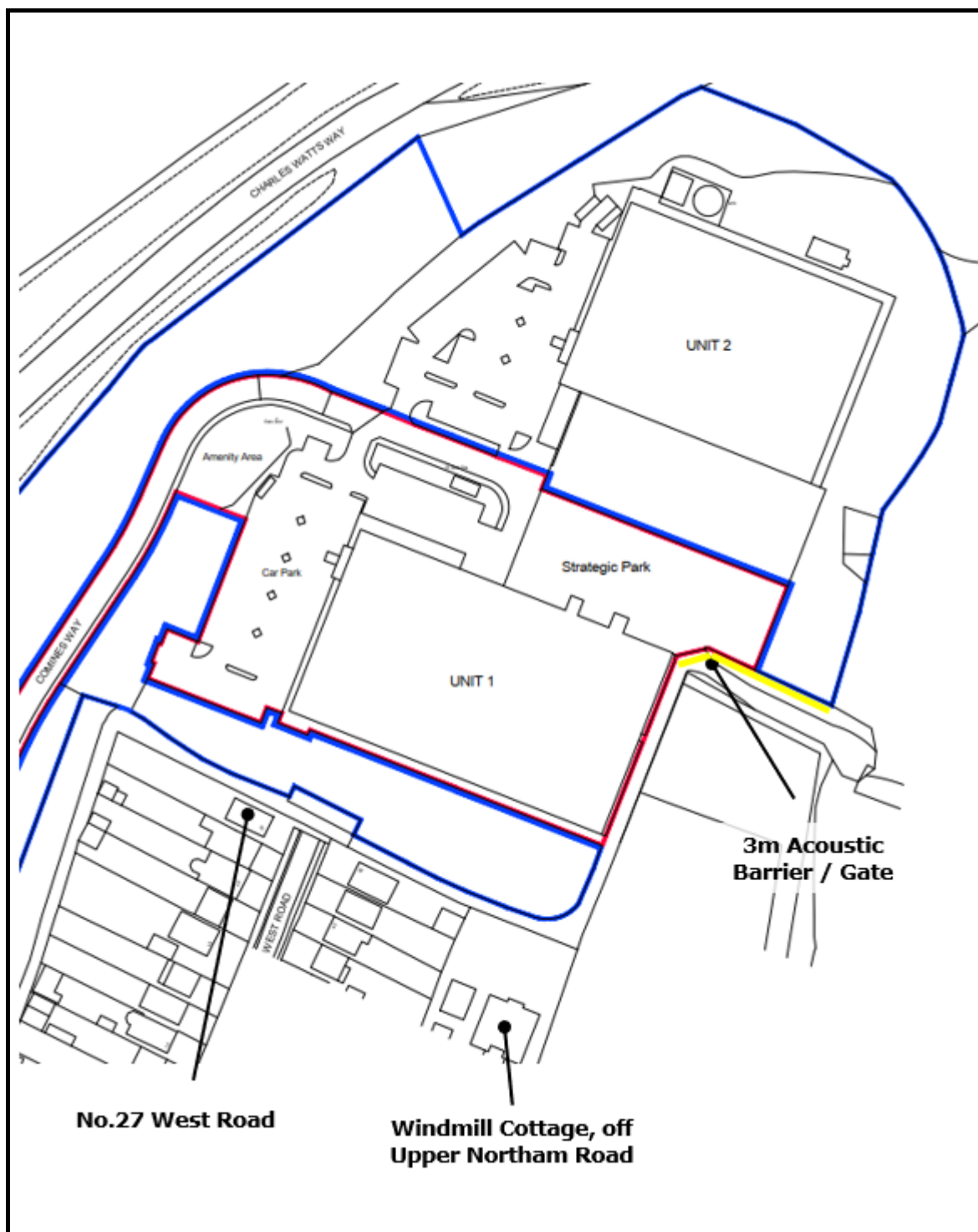
Management staff will undertake monthly checks, both within and surrounding the yard areas to ensure that all equipment, gates etc. are operating efficiently and without excessive noise. This includes a check on the external yard surfacing and check of the acoustic barrier and gate. Similarly, management staff will check that the NMP is being adhered to and keep a log of this activity.

Signage will be provided at the entrance to site reminding drivers to be respectful of local residents and to keep noise to a minimum and also providing the hotline number for residents to call to resolve any concerns. Any defects or damage (such as squeaking gates, cracks to yard surface, gaps/splits in dock cushions, clips to stone pillars) will be reported to the centre Manager and remedied in a reasonable time.

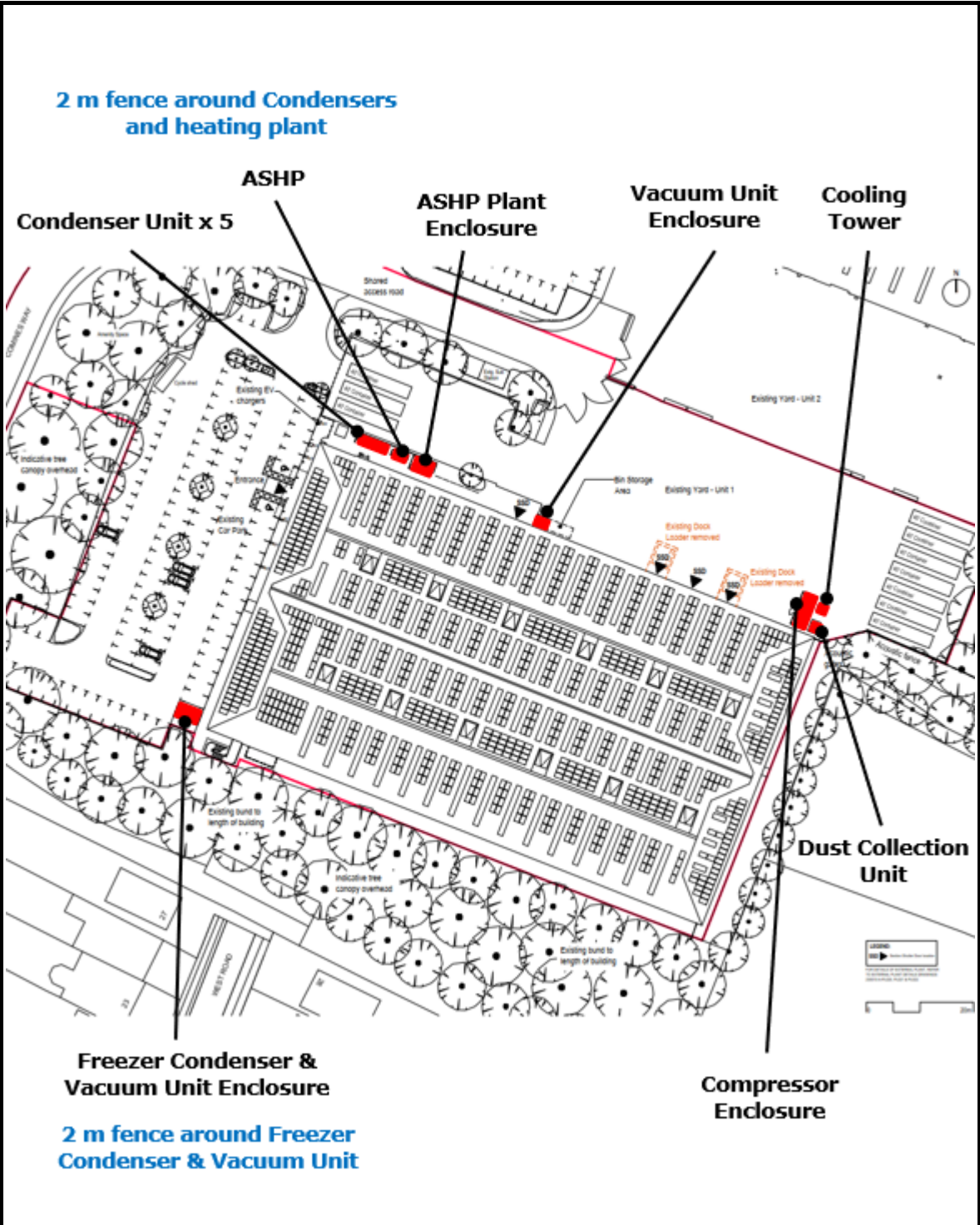
Training and Ongoing Management

Regular training will be undertaken by management to drivers and staff to ensure that this Management Plan will be adhered to. This training will be logged and made available to the LPA upon request.

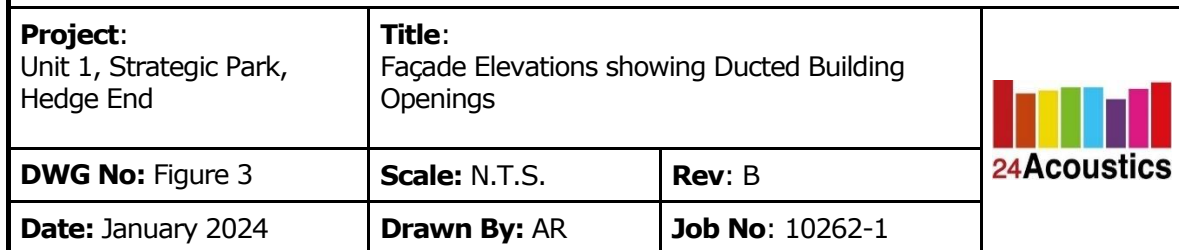
- Management staff will undertake a minimum of monthly checks, to ensure that this Management Plan is being adhered to.

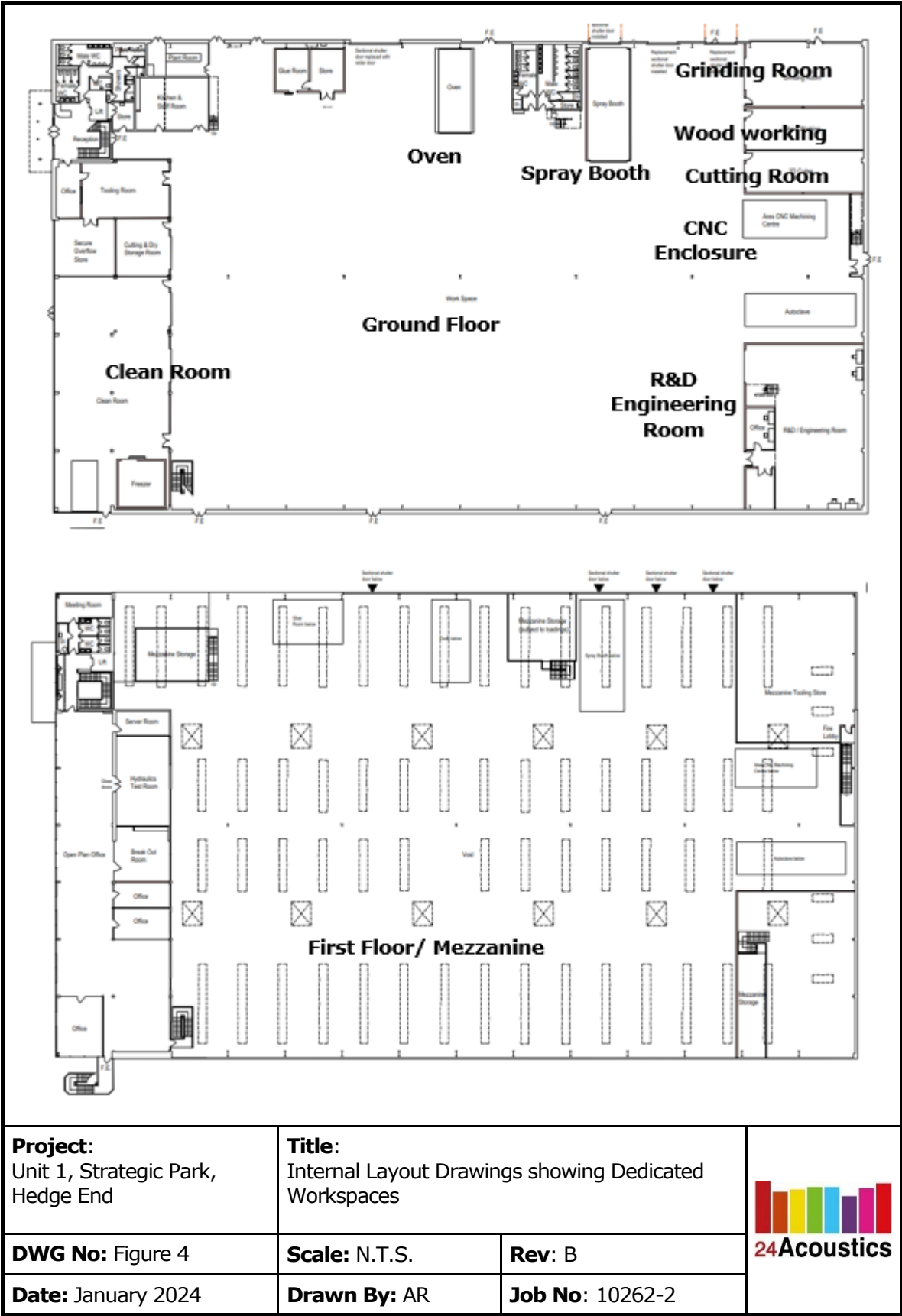


Project: Unit 1, Strategic Park, Hedge End	Title: Site Location & Receptors		 24Acoustics
DWG No: Figure 1	Scale: N.T.S.	Rev: A	
Date: January 2024	Drawn By: AR	Job No: 10262-2	



Project: Unit 1, Strategic Park, Hedge End	Title: Proposed Site Layout showing External Plant		 24Acoustics
DWG No: Figure 2	Scale: N.T.S.	Rev: B	
Date: January 2024	Drawn By: AR	Job No: 10262-2	





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