

From: Scott, Neil
Sent: 23 February 2024 14:37
To: Harrison, Liz
Subject: Pollution Comment- F/23/96629 Land at Fieldfare Road off Winchester Road. - Erection of 70-bed C2 Care Home

F/23/96629 Land at Fieldfare Road, adjacent to the roundabout with Winchester Road.
Proposal: Erection of 70-bed C2 Care Home with new vehicular access to Fieldfare Road

Liz

Thank you for consulting us on the above application, we have reviewed the information provide and have the following comments.

The Planning Statement section 4.5 describes the development in the following terms:

- The facility is designed to be able to cater for different levels of care, including nursing, palliative, respite and dementia
- the 70 bed spaces would be accompanied by an array of facilities to support residents and staff. These include kitchens, laundry, day space lounges, café and bistro, private dining, cinema, balconies / terraces, offices and other staff rooms

The development is located near to busy road and roundabout, and the uses and activities proposed site may give rise to impacts on the sensitive aspects of the use itself or on the adjacent residential uses existing or permitted in the vicinity.

Noise:

The application is supported by a Noise Impact Assessment by Environmental Noise Solutions Limited, ref: NIA-11175-23-11456-v2, dated 12/12/2023. The report includes a brief noise survey and makes recommendations for glazing units and ventilators to ensure that the suggested internal noise standards are met (these echo those of the Local Plan). However, the assessment methodology does not appear to consider the development as described with larger areas of glazing i.e. French windows in noise sensitive rooms or demonstrate how the internal noise standards are met in such circumstances.

The report recommends that *'Internal noise levels due to mechanical ventilation plant should not exceed 26 dB(A) in bedrooms and 30 dB(A) in living rooms'*, with which we concur.

The report does not contain an assessment of the noise levels in external amenity space, i.e., on the patios, gardens or balconies shown, of particular concern are those located or facing to the North East, East and South East, as these are most subject to road traffic noise. Measurements carried out, albeit briefly, show daytime levels well in excess of the external noise standards we would expect.

The use is described as being designed *'...to cater for different levels of care, including nursing, palliative, respite and dementia...'*. Given these sensitive uses we would expect the design to demonstrate how the highest standards are to be achieved in terms of internal and external noise standards given the demands of the likely residents. To this end it appears odd that the car park is located in the part of the site likely to have some of the lowest ambient noise levels and external amenity space located to the north and east of which a good portion adjacent to the busy road, with traffic volumes likely to increase in future.

With respect to the proposed standard for fixed plant forming part of the development, details of likely plant have not been provided, given the lack of information on this aspect we are of the view it is premature to determine the likely noise impact or suggest remedial target without further information. We would however highlight that we would expect the cumulative effect of plant noise to be effectively managed and not to increase the ambient noise levels at sensitive receptors.

With respect to the proposed standard for fixed plant forming part of the development, details of likely plant have not been provided, however we do not agree with the proposed noise standard given in the report, we would recommend the following wording:

- The cumulative noise rating level, L_{Ar,Tr}, (as defined in BS4142) associated with fixed installations of mechanical and electrical plant items should not exceed 30 dBA at the nearest residential dwellings.

Air Quality:

Information is not provided on how the building will be heated or cooled and what plant and equipment will be required. Similarly kitchens, bistro and café are mentioned but no information is provided on the equipment needed to support these, or their impact in terms of odour, or emissions of combustion gases.

Traffic impact, the included Transport Statement, whilst not giving AADT figures concludes that the impact will be negligible. Given the distance from existing AQMAs it is therefore unlikely to have a discernible impact. We would recommend however, that the development includes provision for electric charging infrastructure for those residing and visiting or working at the site and supports alternative modes of travel.

Contaminated Land:

The application is supported by a PHASE 1 DESK STUDY by Albury SI, ref: 23/12718/GO, dated October 2023. This report concludes that intrusive site investigation should be carried out. We would recommend that the application is conditioned to require phased approach to investigation and remediation, this should also address the potential for imported soils.

Construction:

We would recommend that the development is conditioned to require controls on noise and dust during construction, and on hours of work.

Whilst we do not oppose the principle of the development we are concerned that insufficient detail of proposed activities / impacts has been provided and we are unable to establish that impacts will be suitably managed by the proposed scheme in respect of noise and air pollution.

Regards
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