

Harrison, Liz

From: Wedgbury, Stuart
Sent: 23 July 2024 14:52
To: Harrison, Liz
Subject: F/23/96629- Land at Fieldfare Road, adjacent to the roundabout with Winchester Road- Our Ref- PR202407-105370

Dear Liz

**F/23/96629- Land at Fieldfare Road, adjacent to the roundabout with Winchester Road-
Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new
vehicular access to Knot Road (AMENDED DESCRIPTION)**

Thank you for consulting Environmental Health. I comment upon environmental noise only.

First, I note that Neil Scott made comment upon the application (before amendments) on the 23/2/24. He raised a number of issues pertaining to environmental noise. I note also that the email of the 15/7/24 from Jon Gateley comments in response that additional technical reports are not required and that the matters raised can be dealt with by condition. I only partially agree. The following matter cannot fully be dealt with by condition:

- The noise levels in external amenity space (including balconies) has not been assessed. Should conditions in these areas not be acceptable, there is limited opportunity to address this through conditions. A site boundary barrier would likely have limited benefit and may be objectionable on other planning grounds. My sense is that Neil was seeking a different layout where the external amenity space and carparking positions were swapped; since the latter area as currently identified, is likely to have lower traffic noise levels. This is an issue that should be bottomed out before determination. If on planning grounds such a change is unacceptable; modelling the noise levels within the external amenity space as proposed prior to determination, would at least allow the LPA to consider how compromised the current space allocated for external amenity use might be. This may be material to your decision.

I agree that the sound insulation requirements to protect the interior of the building and the acoustic design of fixed plant could in principle be dealt with by condition. I note Neil's comments regarding his concern that the large areas of fenestration appear not to have been assessed in the original report. If so, the performance requirements for such fenestration may need to be much higher than currently predicted. If this proves prohibitive, a redesign of these spaces would be required potentially reducing the areas of glazing for such rooms. Further, with regard to the matter of fixed plant, Neil seems to suggest that the target level should be 5 dBA below the nighttime background levels and so I have incorporated that thinking in the second condition.

CONDITION: Prior to the first occupation of the property, a scheme to demonstrate that the internal sound levels within habitable room will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, whilst providing satisfactory ventilation, shall be submitted to and approved in writing by the local planning authority. In bedrooms the scheme must achieve noise levels of 35dB LAeq or lower between the hours of 07:00 and 23:00 and 30dB LAeq or lower between the hours of 23:00 to 07:00. In living/resting rooms the scheme must achieve a noise level of 35dB LAeq or lower between the hours of 07:00 and 23:00. The development

hereby approved shall then be implemented out in accordance with the approved details prior to occupation of the premises and retained as such thereafter.

CONDITION: The combined sound from all external plant, mechanical ventilation and flues shall be designed to achieve a rating level ($L_{A,Tf}$) 5dB below the measured background noise (L_{A90}) as measured one metre from the nearest affected window of the nearest affected habitable room, unless agreed in writing by the Local Planning Authority, as defined in British Standard BS 4142: 2014 +A1:2019 'Methods for rating and assessing industrial and commercial sound'. An assessment to demonstrate that the design can achieve this standard shall be carried out for three separate periods of interest: 07:00 hours to 18:00 hours; 18:00 hours to 23:00 hours and 23:00 hours to 07:00 hour and submitted to the Local Planning Authority for approval. The external plant and flues shall be constructed in accordance with the approved details and retained as such for the lifetime of the development, unless otherwise agreed in writing with the local planning authority".

Second, I note that new elements are now included in the design that were not seen by Neil. I will comment upon these matters as relevant below:

- **Community Hub:** The risk posed by this element of the proposal will depend upon the exact nature of the community functions to take place in this space. I note the description of uses in similar facilities set out in the letter from Savills of the 25/4/24. Most of these uses seem fairly benign especially with reference to the community groups cited; many referencing a similar care cohort to that residing in the Care Home. If this element is also managed by the Care Home provider it is perhaps possible to avoid conflicts occurring. However, if the space were to be used for wider community events involving loud amplified music for example, or events occurring in the late evening or nighttime, the facility might well be disturbing for residents of the Care Home. In general, I would advise that spaces in which amplified music is intended to be played should be structurally isolated from residential use and designed acoustically to retain sound. Further, where activity from visitors accessing and leaving the site may coincide with resident's sleep, noise generated may also create disturbance. Residents of the care home might be especially vulnerable to such disturbance and less able to raise concerns or avoid the noise. I have no expertise in the particular needs of this group and you may need to obtain advice on this point. As things stand, the proposal is too open ended to offer more meaningful comment, but perhaps unsurprisingly raises concerns about the impact of noise upon amenity.

Regards

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