

11175 – Memo – External Noise Amenity

From Environmental Noise Solutions Limited
To John Bell, ADG
Subject Proposed New Care Home, Fairfield Road, Boorley Green, Botley, Hampshire SO32 2BX
Date 21 August 2024



Dear John

Thank you for your recent email and the recent comments from environmental health, which state,

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 swopped; 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.

We would comment that, with regards to the external noise levels, we have modelled the noise propagation characteristics of the road traffic across the site and, as shown below, the dark green areas show where noise levels are less than 50dB (and therefore provide a **good level of outdoor noise amenity**). The light green areas show noise levels of less than 55dB (where there is also a **reasonable level of residential outdoor noise amenity**).

With regards to balconies, BS8233:2014 states,

*Other locations, such as balconies, roof gardens and terraces, are also important in residential buildings where normal **external amenity space might be limited or not available...in these locations, specification of noise limits is not necessarily appropriate [for balconies]**. Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should not be necessary for these use*

On the basis that external residential amenity space is not limited at this site, we would concur with BS8233:2014 that balcony noise limits are not necessarily appropriate.

As such, the site provides a large proportion of the grounds that can be satisfactorily used by residents for outdoor amenity space whilst retaining an 'open aspect' for the development, which is assumed to be the preference of planning and the general 'street scene' in the area.

dB LAeq,16hr

- <=50
- >50
- >55
- >60
- >65

Consequently, good external amenity is available to future residents along with good internal noise amenity with the proposed glazing and ventilation strategy proposed.

Best Regards

David Poulton
Environmental Noise Solutions Ltd.