

**From:** [Wedgbury, Stuart](#)  
**To:** [Martin, Clare](#)  
**Subject:** PN/24/97070: 10-12 BOTLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 2HE  
**Date:** 01 May 2024 15:40:10

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Dear Clare

**PN/24/97070: 10-12 BOTLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 2HE - Prior Notification Application Under Class MA for the change of use from offices to 3no. dwellings.**

Thank you for consulting Environmental Health regarding the above proposal. I note that consideration in respect of environmental noise is limited to the impact of commercial noise from nearby sites and will confine my observations to this matter. I have seen the Dice Environmental Acoustics report 101225 version 2 dated 8/2/24 and will comment upon this as relevant.

The site appears to be surrounded by a range of industrial and commercial sites. These include current activities likely to generate industrial or commercial noise best avoided in a residential setting. These appear to include car repair activity, hot food takeaway and associated plant noise. It is not known what the current operational times or periods of activity are although the acoustic assessment assumes daytime activity only. My first general observation is that this area looks to have a range of historical industrial activity, which may have limited extant controls over the generation of offensive noise. I would recommend therefore, that the planning history of the adjacent sites is reviewed to establish whether adjacent sites could (if not already) become occupied by industrial uses incompatible with residential use (e.g. B1, B8 use) and whether any extant consents contain measures such that future noise impacts could be controlled (for example limitations on the hours of operation). Should such controls not be in place, I would consider the risk to amenity of future residents from industrial and commercial noise to be significant and a strong indicator that residential use should not be permitted in this location.

Considering next the impact of current activities on site, the submitted report relies upon a limited *attended* acoustic survey of industrial/commercial noise sources. See Section 3.3 that describes 1 hour on the 11/1/24. The assessment process is not fully reported as required in Section 12 of the Standard and as such it is difficult to comment upon the methodology. You should seek full reporting if the application is to progress. The assessment conclusions are that industrial/commercial noise results in a rating level of 53dBA; this 5 dBA in excess of the stated background level (underlying noise level in the absence of industrial / commercial noise). This indicative of an adverse impact dependant upon context. The consultant then applies his contextual analysis advising curiously, that the acoustic conditions fall '*within the range for comfort and enjoyment*' assumed to mean there is no adverse impact for two reasons:

1. The site is dominated by traffic noise
2. The average noise levels within external amenity space would be less than 50dBA a standard referenced in BS8233.

I do not accept this contextual assessment. There is no precedence for this type of contextual assessment within BS4142. Most urban areas are dominated by traffic noise; this is not a reason to downgrade consideration of the impact of industrial/commercial noise. The purpose of a BS4142 assessment is to consider whether the more incongruent industrial/commercial noise is sufficiently noticeable during lulls in traffic to impact the amenity of residential uses. This is the reason that the standard uses a *relative* criterion to reflect the character of the noise set against the quiet parts of the underlying noise. The reference to '50dBA' in BS8233 is also inappropriate for many reasons. However, in brief this standard is more typically applied to transportation noise without specific character. It is also intended to apply to overall noise levels (including transportation noise). Consideration of transport noise is not appropriate for a PN application. Considering only part of the noise climate (the industrial/commercial element) against this standard is also inappropriate in

my view.

Overall, I am not convinced that residential development in this location could avoid an adverse impact arising from industrial/commercial noise in this location.

Regards

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