

Acoustic South East



Retention of Temporary Planning Consent

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Date: 26/02/2025

Project: J3779

Issue 1

Site: **Plummers Plain**

Client: **Lake Investments Limited**

Contents

1	Introduction and Executive Summary	- 3 -
2	Context, Noise Criteria & Noise Assessment Methodology	- 3 -
2.1	Context	- 3 -
2.2	Site Location	- 4 -
2.3	Commercial Setting	- 4 -
2.4	Soundscape	- 5 -
2.5	Closest Residential Property	- 5 -
2.6	Business Utilising the Hardstanding	- 6 -
2.7	Planning Policy and Relevant Criteria	- 6 -
3	Sound Survey	- 7 -
4	Sound Survey Results	- 8 -
4.1	Daytime	- 8 -
4.2	Night Time	- 8 -
4.3	Distance Attenuation	- 10 -
5	Uncertainty	- 10 -
6	Conclusion	- 10 -

Tables

Table 1. BS8233:2014 Criteria	- 7 -
Table 2. Survey Information	- 7 -

Figures

Figure 1. Site Location	- 4 -
Figure 2. Review of Site/Uses	- 5 -
Figure 3. Closest Noise Sensitive Receptor (NSR)	- 6 -
Figure 4. Survey Location	- 8 -
Figure 5. Time History Trace for Daytime, 07:00-23:00 hours, $L_{Aeq,1 \text{ hour}}$	- 8 -
Figure 6. Time History Trace for Night Time Period, 23:00-07:00 hours, $L_{Aeq,1 \text{ hour}}$	- 9 -
Figure 7. Time Period 06:00-07:00 hours – $L_{Aeq,1 \text{ minute}}$	- 9 -

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Issue 1	26/02/2025	Original Issue
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1 Introduction and Executive Summary

Acoustic South East have been appointed to undertake an acoustic assessment to support a planning application for the retention of commercial uses within a former agricultural yard building and associated hardstanding. Specifically, previously issued temporary consents have lapsed and a planning application has been made to Horsham District Council to make the use/s permanent.

Standards and guidance referenced for this assessment include:

- BS8233 (Sound insulation and noise reduction for buildings) 2014
- National Planning Policy Framework (NPPF), 2023
- Acoustics, Ventilation and Overheating Guidance, dated Jan 2020

The current application seeks to make permanent the temporary consents previously issued by Horsham District Council. The measured survey dataset demonstrates that the previously issued planning conditions remain complied with.

The daytime soundscape indicates a drop off commensurate with the stated hours and the historic, albeit lapsed conditions. The morning soundscape, ie 06:00-07:00 hours also shows sound generating activities, albeit towards the latter part of the hour, ie 06:45 onwards which are likely to arise from the closer of the vehicle workshops/hardstands.

There is limited line of sight between the residential premises and the commercial hardstanding/buildings.

On the basis of the information presented, planning permission should not be withheld on noise grounds.

2 Context, Noise Criteria & Noise Assessment Methodology

2.1 Context

There are two applications with Horsham District Council presently and supported by this report.

The planning application with Horsham District Council is DC/23/0545. This seeks to renew the temporary planning permission for the building for another three years which was consented by application DC/19/1046.

The planning application with Horsham District Council is DC/23/1326. This seeks a retrospective change of use for class B2/B8 for the vehicle parking on the hardstand.

The building and hardstanding are operated by Stepney Commercials.

The scope of the assessment was to review the daytime and specifically the night time soundscape to identify any concerns with regards to the generation of noise. It is understood that historic management of the site had led to concerns being raised by local residents.

The site management has now changed and there are not understood to be any current noise concerns.

2.2 Site Location

The application site is detailed in red in Figure 1 with the building and hardstand application noted.

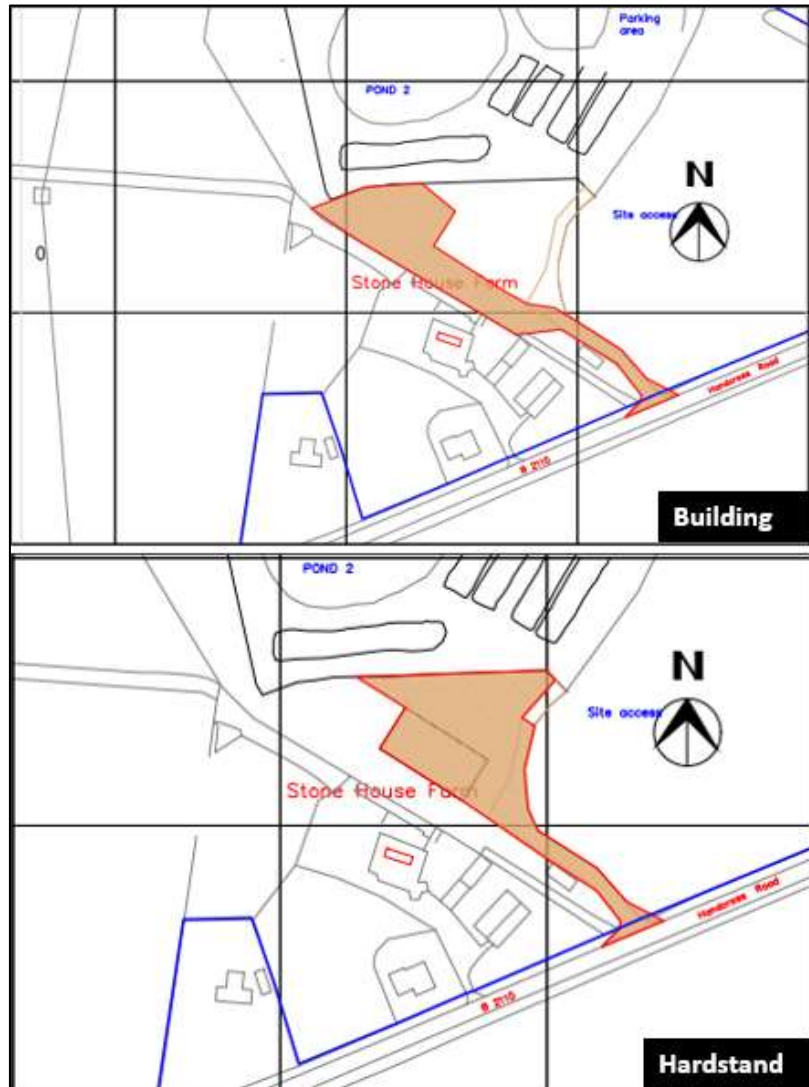


Figure 1. Site Location

2.3 Commercial Setting

The area is broken down further in Figure 2 below.



Figure 2. Review of Site/Uses

The Stepney Commercials building, and indeed hardstand is relatively distant from the residential receptor, and there are a number of building structures in place which will inevitably act as massing and barrier effects. Specifically, the vehicle workshop and the shell building will assist in limiting the propagation of sound from the Stepney Commercial activities.

The purpose of the assessment was to review the night time soundscape to ensure that there were no obvious events occurring.

2.4 Soundscape

The soundscape noted from visits to the site to install and decommission the survey equipment was dominated by road traffic noise from the A281. Birdsong was noted. A single horse was noted to be roaming in the paddock. Distant dog barking was also noted from nearby.

2.5 Closest Residential Property

The closest third-party residential receptor is Meadowcroft to the South West of the site. The hard standing has also been added for context. In terms of distance, there is approximately 48m between the hardstand and the closest façade of the property without any obvious line of sight.



Figure 3. Closest Noise Sensitive Receptor (NSR)

2.6 Business Utilising the Hardstanding

The business currently operating on the hardstand site is Stepney Commercial.

2.7 Planning Policy and Relevant Criteria

2.7.1 National Planning Policy Framework, December 2024

The National Planning Policy Framework (Dec 2024) defines the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

The following paragraphs are relevant within NPPF Section 15 (Conserving and enhancing the natural environment) states the following:

Paragraph 187(e) - Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and

Paragraph 198 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects)

of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

Paragraph 200– Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.

2.7.2 BS8233:2014 – Guidance on Sound Insulation and Noise Reduction for Buildings

Table 4 of BS8233:2014 provides the following guideline values:

Activity	Location	Time period of day	
		07:00-23:00	23:00-07:00
Resting	Living Rooms	35dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

Table 1. BS8233:2014 Criteria

3 Sound Survey

A class 1 sound level meter was placed at a location near to the hardstanding and yard, but equally the position had to be secure and away from the horses currently in the paddock. A position on top of the ISO container was selected at TQ23237/28070 (Stockpile.Surviving.Glares WhatThreeWords). This was mounted at 4.09m in height above ground level and considered to be freefield.

The measurements were made using a 1-minute resolution in L_{Aeq} and using Fast and A weighted filters. Field calibration was undertaken in the field at the beginning and end of the survey.

Survey(s) carried out by	Scott Castle BSc(Hons) Env Health, MCIEH CEnvH PGDip Acoustics MIOA
Equipment Used	Svantek 307A Class 1 Sound Level Meter
Equipment Used	Castle Acoustic Calibrator – Serial No. 041173
Location	See below
Duration	10 th Jan to 23 rd Jan 2024

Table 2. Survey Information



Figure 4. Survey Location

4 Sound Survey Results

4.1 Daytime

It is understood that the hours of use of the closest business are 06:00-18:00 hours. The 18:00 hours has been marked on the attached graph to demonstrate a decline in sound pressure levels between 18:00 and 19:00 hours. Also marked is the commencement of Storm Isha.

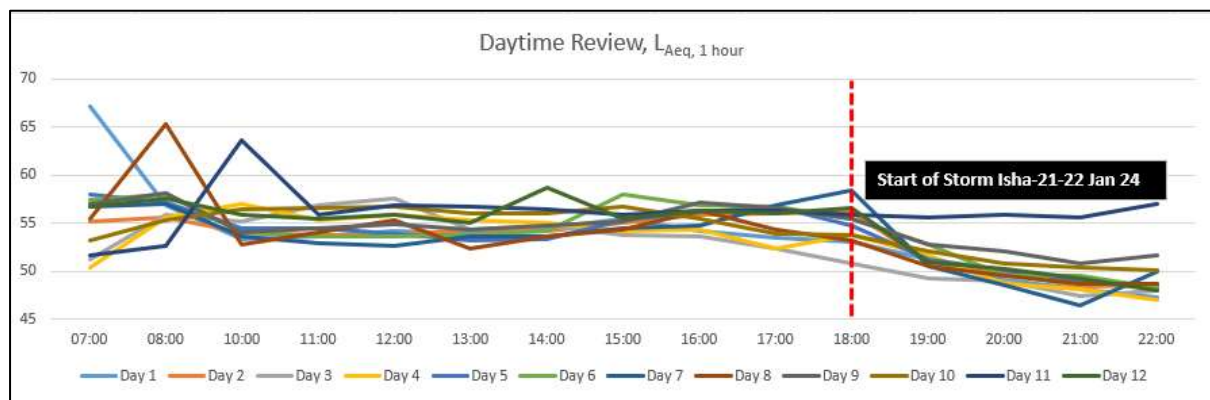


Figure 5. Time History Trace for Daytime, 07:00-23:00 hours, $L_{Aeq,1 \text{ hour}}$

4.2 Night Time

In reviewing the night time soundscape it is apparent that the noisier hours are those just before 07:00 hours and specifically, 06:00-07:00 hours. This is consistent with the nearby business which utilises the closer of the two hard stand operating from 06:00 hours, Monday to Saturday.

It is normal to expect to see a rise in the sound pressure levels in the morning period, especially before sunrise with the dawn chorus in effect.

In reviewing the $L_{Aeq,1 \text{ hour}}$ distribution for the night time period, it is apparent that the weekdays were slightly increased over the weekend periods. This is shown in Figure 6 below

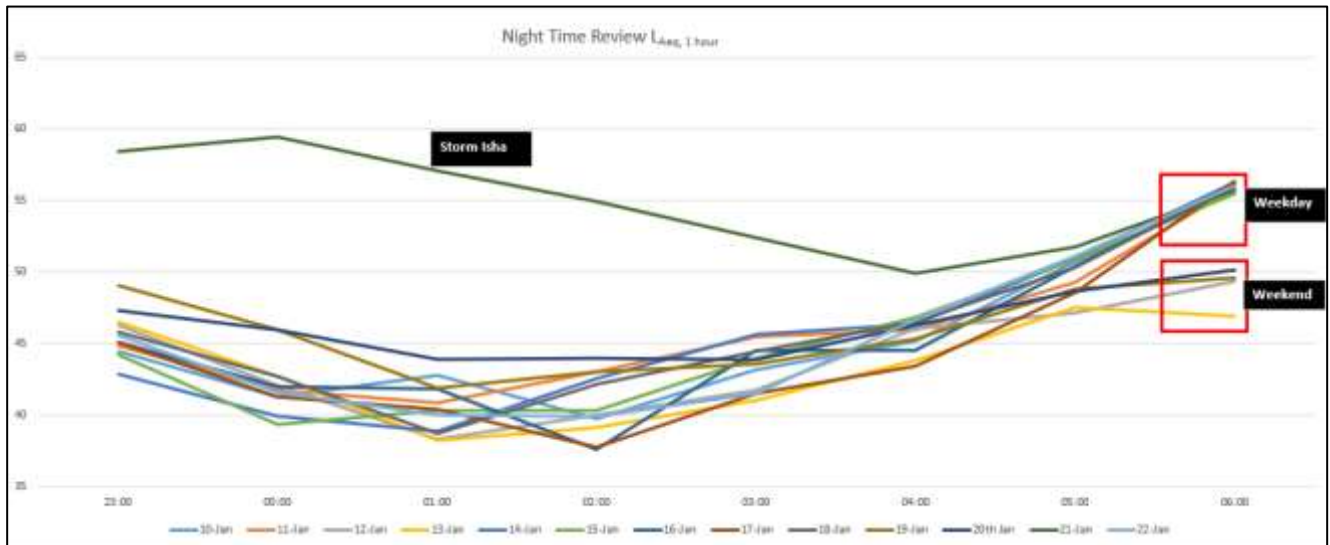


Figure 6. Time History Trace for Night Time Period, 23:00-07:00 hours, $L_{Aeq,1\text{ hour}}$

It was also apparent from Figure 6 above that night 12 data was removed due to storm Isha which occurred from the latter part of 21st to 22nd Jan 2024 and had storm warnings in place for the UK.

In reviewing a one-minute resolution for the 06:00-07:00 hours period, the weekend elements are more noticeable with lower sound pressure levels for nights 3 and 4 and nights 10 and 11 respectively which relate to the weekends.

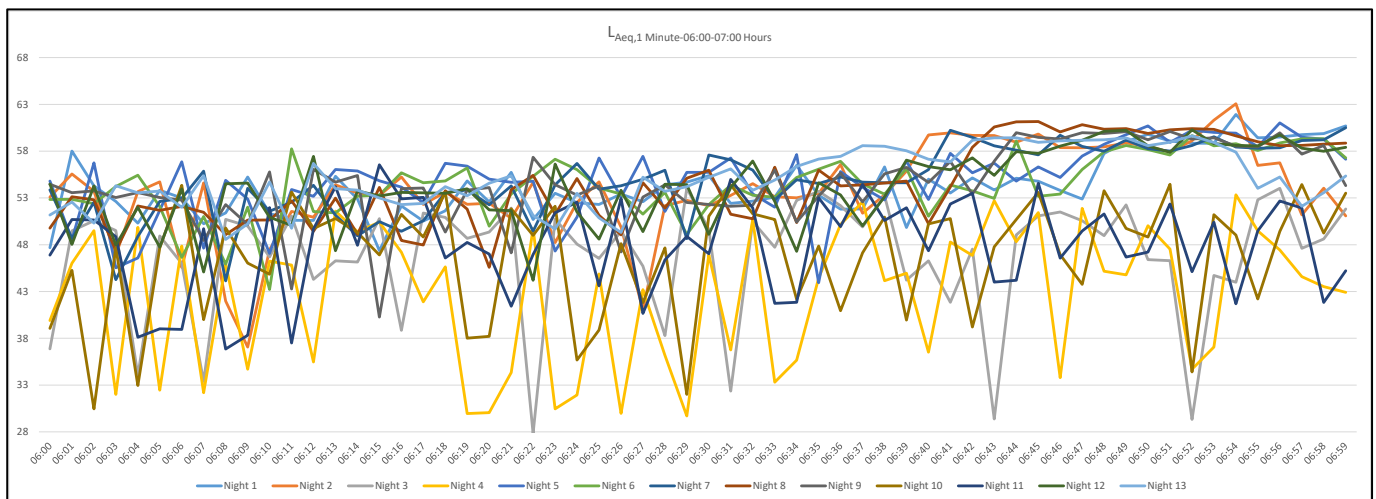


Figure 7. Time Period 06:00-07:00 hours – $L_{Aeq,1\text{ minute}}$

Figure 7 above would also indicate an increase in sound pressure levels around 06:40 hours. Again, this is consistent with the operation of the closer business to the survey position departing the site early and is consistent with the previous planning conditions applied to the site.

4.3 Distance Attenuation

Assuming a worst-case scenario of a 1-hour L_{Aeq} of 56dB, measured at the survey location the distance to the nearest property is approximately 48m. The expected attenuation is therefore $20\log(48/12)$ to provide 12dB of attenuation. This is based on the rationale of the survey identifying movements of the closest vehicle hardstand approximately 12 metres away which is operated by a waste company. This would equate to 44dB at the nearest property and with a worst-case scenario with an open window achieve 31dB $L_{Aeq, 1 \text{ hour}}$ inside the property. The night time period ie 23:00-07:00 hours for a bedroom period is 30dB $L_{Aeq, 1 \text{ hour}}$. A 1dB increase would not be noticeable.

Using an average of the 12 nights measured (ie not including Storm Isha), the sound pressure level for the whole of the night time period was 47.9dB $L_{Aeq, 8 \text{ hour}}$ at the survey location. Again, with the same attenuation provided, this is predicted to be 36dB $L_{Aeq, 8 \text{ hour}}$ externally at the nearest façade of the NSR and with an open window (13dB attenuation), this is predicted to be 23dB internally. This comfortably satisfies BS8233:2014 and WHO guideline values for internal sound pressure levels during the night time period.

Activities from Stepney Commercials hardstand due to their location (ie shielded by other commercial structures on the site) and distance from the nearest residential receptor (Meadowcroft approx. 115m) are unlikely to generate any noise concerns.

It is worth noting also that the Meadowcroft property is located much closer to the A281 and will likely experience increased sound pressure levels from the road traffic noise generated which will serve as masking noise.

5 Uncertainty

There is always uncertainty associated with measurements made on site. It was noted that dog barking occurred intermittently from an adjacent property and also there was also a horse stable adjacent to the ISO container where the microphone was located. Both sound sources will inevitably be included within the dataset. Given the proximity of Gatwick airport, it is also likely that some aviation noise is contained within the dataset. As previously stated, due to the site and more specifically, the layout of the buildings on the site, any activities at the Stepney Commercial site are likely to be attenuated before reaching any residential properties.

6 Conclusion

The current application seeks to make permanent the temporary consents previously issued by Horsham District Council. The measured survey dataset demonstrates that the previously issued planning conditions remain complied with.

The daytime soundscape indicates a drop off commensurate with the stated hours and the historic, albeit lapsed conditions. The morning soundscape, ie 06:00-07:00 hours also shows sound generating activities, albeit towards the latter part of the hour, ie 06:45 onwards which are likely to arise from the closer of the vehicle workshops/hardstands.

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