

From: Sarita Bishop <Sarita.Bishop@surreyheath.gov.uk>

Cc:

Subject: FW: Planning Application Consultation 22/1123/RRM

Attachments:

From: Ann Zhang <[REDACTED]>
Sent: Tuesday, February 13, 2024 3:36 PM
To: Sarita Bishop <Sarita.Bishop@surreyheath.gov.uk>
Subject: RE: Planning Application Consultation 22/1123/RRM

Good afternoon Sarita,

Thank you for consulting Environmental Health regarding recent submissions under 22/1123/RRM. The consultation response is due today, please find below our recommendations for your consideration.

- Noise

We have reviewed recent submission Technical Note – Development Noise Levels & Mitigation Options issued by Waterman (Doc Ref DC2-WTM-EN-107-XX-04-002-R01, dated 11 November 2023), which supplements Waterman’s Noise Assessment (Ref DC2-WTM-EN-107-XX-RP-04-001-PS01, dated 5 Sept 2023) submitted in September 2023.

Noise assessments concluded that all existing noise receptors would experience noise levels below the 55 dB LAeq,16hr, which is WHO’s threshold level for residential amenity. Predominantly noise level outside existing receptors would be below 50 dB LAeq,1hr (i.e. the guidance level recommended by Sports England), except for a few dwellings at Aisne Road, Crofters Close and Durham Drive. The noise from the sports hub would become more noticeable in the evening period (i.e. after 19:00) due to lower prevailing background noise level. The noise impacts can be mitigated by provision of acoustic barriers, and by management controls (e.g. restriction in hours / day of use). While noise from sports ground is variable in nature, the assessment follows the guidance issued by Sport England Artificial Grass Pitch (AGP) Acoustics - Planning Implications which incorporates practical planning considerations.

For future development at Parcel F (phase 4d care home), the design and layout shall consider the noise contours projection presented in these assessment reports to minimise noise exposure.

Therefore we would recommend the following conditions to control and reduce noise impacts

- (1) Hours of operation shall not extend beyond 07:00 - 21:00 specified in the assessment report
For the main football pitch and tennis courts, the operation hours may need to be reduced. This shall be considered and reviewed as part of the Noise Management Plan.
- (2) If properties south of Ainsie Road continue to be used as dwellings, a 2m high acoustic grade fence south of the dwellings of Ainsie Road shall be provided prior to Operation
- (3) Prior to commencement of operation a scheme to manage noise impacts shall be submitted to and approved in writing by the local Planning Authority. The scheme shall include but not be limited to hours of operation and how this may be reviewed and revised, procedure of receiving, recording, investigating complaints, and improvement / corrective measures as required, warning mechanism to identified users who cause repeated issues to the local community, the responsible person(s) who will manage and monitor complaints and implement any required corrective actions.

- Lighting

1. Prior to commencement of work a detailed scheme of lighting design, issued by qualified and competent person(s), must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional’s Guidance notes for the reduction of obstructive light GN01-20.
2. Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified person to validate the approved lighting scheme
3. Prior to commencement of operation a scheme to manage lighting impacts shall be submitted to and approved in writing by the local Planning Authority. The scheme shall include but not be limited to procedure of receiving, recording, investigating complaints, and improvement / corrective measures as required, the responsible person(s) who will manage and monitor complaints and implement any required corrective actions.

Kind regards

Ann S. Zhang
Scientific Officer



Environmental Health and Licensing
Surrey Heath Borough Council
Surrey Heath House, Knoll Road, Camberley, Surrey, GU15 3HD
Tel: [REDACTED]
Email: [REDACTED]
Web: www.surreyheath.gov.uk

-----Original Message-----

From: development.control@surreyheath.gov.uk <development.control@surreyheath.gov.uk>
Sent: Tuesday, January 30, 2024 5:59 PM
To: Environmental Health <environmental.health@surreyheath.gov.uk> [REDACTED]
Subject: Planning Application Consultation 22/1123/RRM

Please find attached consultation letter relating to the planning application recently submitted to Surrey Heath Borough Council .

Kind regards
Planning Services
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD