

Reference: Sandown Park Racecourse, Portsmouth Road, Esher, KW10 9AJ

Project No: 1818509

Date: 20 October 2020

Technical note

Re: Planning Appeal – PINS Reference APP/K3605/W/20/3249790 – Noise Statement

1.0 Introduction

- 1.1 Sharps Redmore (SR) has been instructed by the Jockey Club Racecourses Ltd (JCR) to consider the noise implications of the redevelopment of Sandown Park Racecourse, Portsmouth Road, Esher, Surrey in respect of the planning application (Reference 2019/0551).
- 1.2 The planning application was accompanied by a report prepared by SR (dated) 15 February 2019 (Reference 1818509) which was prepared following pre-application discussions with the Environmental Health Department at Elmbridge Borough Council. Following a survey at the site and having assessed the impact of noise on and from the development the following was concluded:
 - I. The Sites 1 – 5 could be redeveloped for residential use (Class C3) and acceptable internal and external noise levels for future residents could be achieved in line with the advice in BS 8233:2014. The mitigation measures can be secured through a suitably worded planning condition;
 - II. The impact of the proposed improvements to the racecourse would have a negligible impact on both existing and new residential properties;
 - III. The proposed development accords with relevant national and local policy and guidance and is therefore acceptable in noise terms.
- 1.3 The application was considered by the Council's noise experts in the Environmental Services (Noise and Pollution) who raised no objections subject to conditions which are now agreed in amended form.
- 1.4 The reasons for refusal by Elmbridge Borough Council do not include the impact of noise on or from the development. The purpose of this note is to address the points raised in respect of noise in the Council's Statement of Case and third-party representations made in relation to the application.

Head Office

Sharps Redmore The White House, London Road, Copdock, Ipswich, IP8 3JH

T 01473 730073 E contact@sharpsredmore.co.uk W sharpsredmore.co.uk

Regional Locations South England (Head Office), South West England, North England, Wales, Scotland

Sharps Redmore Partnership Limited Registered in England No. 2593855

Directors RD Sullivan BA(Hons), PhD, CEng, MIOA, MAAS, MASA; DE Barke MSc, MIOA; KJ Metcalfe BSc(Hons), MIOA; N Durup BSc(Hons), MSc, PhD, CEng, FIOA, MinstP, MASA, MAES

Company Consultant TL Redmore BEng, MSc, PhD, MIOA

2.0 Elmbridge Borough Council – Statement of Case

- 2.1 The Council’s Statement of Case dated June 2020 confirm that the reasons for refusal do not include either the noise impact on the proposed residential element of the development (Sites 1-5) nor the impact of noise from the proposed changes to the racecourse on the existing noise sensitive properties in the area.
- 2.2 Paragraph 6.71 of the Council’s case refers to the wording of Condition 17 which related to the internal and external noise levels within the proposed residential properties. As advised in paragraph 6.71 the dispute related to the wording not the principle of the planning condition. This matter has now been resolved and an agreed condition is set out in the matter of dispute document dated 5 August 2020 and for ease of reference shown below:

“Prior to the commencement of any development on each site hereby permitted, a scheme to demonstrate that the external noise levels within the curtilage and internally if the residential units will meet the guideline values (as appropriate) as specified within BS 8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings, or as may be amended or updated, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of noise attenuation measures required to meet the standard for internal and external noise levels, as defined in Table 4 of BS 8233:2014 (including glazing and ventilation details). The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to the occupation of the premises and be retained thereafter.”

3.0 Interested Party Representations

- 3.1 The comments raised by third-parties in respect of noise are considered in Table 1 below:

Representations	Response
The loss of trees will add noise along Portsmouth Road	To reduce noise it is necessary for any barrier/screen to be solid with no openings which the noise can pass through. Trees provide negligible acoustic screening and therefore the loss of any trees will not have an impact on noise levels on Portsmouth Road.
During summer, music from Sandown is a concern	This matter was considered in the noise assessment (paragraph 4.17) prepared by SR in relation to the original application. It is accepted that whilst concerts are taking place music will be audible, however based on the number of concerts each year (3 in 2019) and the finishing time of 10.30pm it is not considered that noise from the concerts will cause significant or harmful impact to the amenity of the area, including the proposed residential units. The Council’s Environmental Health Officers have made no objections

	in relation to this matter. Furthermore, the concerts will require an entertainment licence, which will include measures to control noise. .
The noise assessment suggests that there will be at least a medium impact on noise at Site 2 and that the development might be refused on these grounds	Based on the measured noise levels an initial site noise risk assessment was been carried out in line with the Stage 1 advice in the ProPG. The initial risk assessment does not include the impact of any mitigation measures that may be subsequently designed into the residential developments. As agreed with the Council mitigation measures can be incorporated into the design of all the residential sites (Sites 1 to 5) to provide suitable internal and external living conditions for future residents. The mitigation measures can be secured through the agreed planning condition 17.
The noise assessment points out that the hotel may produce a significant increase in noise levels.	The impact of the proposed hotel was considered in paragraphs 5.4 to 5.10 of the SR report which accompanied the planning application and concluded that subject to a condition requiring the details of any fixed plant to be approved by the Council (Condition 18) the noise impact from the hotel will be negligible.

- 3.1 SR are also aware of representation made by Daytona Sandown Park regarding the impact of placing noise sensitive development in close proximity of their site which operates from the centre of the race course.
- 3.2 As proposed the existing go-kart track will be replaced by a family zone, notwithstanding a separate noise assessment of the impact of the go-kart track on the proposed residential properties (Sites 1 – 5) was carried out. This assessment showed that the noise impact on the sites will be no greater than that on existing residential properties in the area. As a result, there will be no restrictions on the operation of the go-kart track as a result of the proposed residential sites.
- 3.3 Following the production of the report the initial representations made by Daytona Sandown Park were withdrawn. There are no subsisting objections in relation to noise by any other person, except those considered above.

4.0 Summary and Conclusions

- 4.1 Following refusal of the planning application for the masterplan redevelopment of Sandown Race Course by Elmbridge Borough Council a review of the comments made in the Council's Statement of Case and representations made by local residents has been carried out.
- 4.2 The outstanding issue in relation to the wording of Condition 17 has been resolved with a new agreed condition proposed. The representations made by local residents have been considered (Table 1) and it has been demonstrated that subject to the agreed conditions, suitable living conditions for future residents can be achieved and the impact of noise from the proposed changes to the race course will be negligible.
- 4.3 In conclusion, the proposed development accords with relevant national and local policy and guidance and therefore is acceptable in noise terms.

5.0 Qualifications and Experience

- 5.1 My name is Gary John King. I am an Associate and acoustic consultant with Sharps Redmore, a specialist acoustic consultancy based in Ipswich.
- 5.2 I hold the Chartered Institute (CIEH) Diploma in Environmental Health and a Diploma in Acoustics and Noise Control. I am a Member of the Institute of Acoustics (MIOA) and a member of the Chartered Institute of Environmental Health (MCIEH).
- 5.3 I have been employed in my current position since September 2007. Prior to this I was an Environmental Health Officer at Tendring District Council where I was the Assistant Head of the Environmental Service, responsible for all pollution issues, including noise. I have over 25 years' experience in acoustic matters.
- 5.4 I specialise in environmental noise and have undertaken assessments of proposals for a wide variety of projects. In relation to this proposed development, I have extensive experience of noise issues in relation to the impact of noise on residential developments and from commercial premises. I have presented evidence at formal planning inquiries, informal hearings and for written representation appeals.

Gary King MIOA MCIEH

