

Our Ref: P5108-L1

18th February 2022

Wayfields Farm,
Rownall Road,
Stoke on Trent ST9 0BP

Dear Mr Ben Kettle,

RE: Wayfields Farm, Rownall Road, Stoke on Trent ST9 0BP Noise Impact Assessment

Further to comments received from Staffordshire Moorlands District Council with respect to the above site we provide additional information which is presented below.

The applicant is at present applying for a change of use of the development site to use class E(G) and B8. It is considered important to note that use class E(G) references commercial, business and service 'uses which can be carried out in a residential area without detriment to its amenity', it's also noted that use class B8 references 'storage and distribution'. Use class E(G) by definition acknowledges that a number of commercial, business and / or service uses can be undertaken without the requirement for unacceptable noise breakout. This application and subsequent noise impact assessment demonstrates that, given a conservative assessment of such operations, a low impact is likely to result on the existing nearby residential receptors.

It is however acknowledged that some commercial type operations may give rise to unacceptable noise breakout and therefore appropriate controls are required to ensure that such a situation is avoided, such controls are outlined within the noise impact assessment report and further explained within this letter. In addition it is suggested that the aforementioned controls could in effect help to reduce overall noise breakout from the development site.

At the time of writing, it is understood that the site currently operates as a fully functioning agricultural site. It is understood that the current agricultural operational permissions are unrestricted; subsequently agricultural activity can take place at any time of the day. Therefore, potentially high noise activities, such as livestock storage and movement and the maneuvering of farm machinery, can take place on site at any given time during the day. The new application, whilst for a different use class, in effect seeks to significantly restrict to the operational hours at the site to between 07:30 – 18:00, therefore it is considered that in practical terms, this is likely to reduce the risk of noise breakout from the development site.

The BS 4142:2014 assessment undertaken has been undertaken on a conservative basis and suggests an excess of the rating level above background of +2 dB(A). This is considered a marginal exceedance of the background and in general terms it is typically acceptable in many locations that a rating level of up to +5 dB(A) above the background sound level may be acceptable before the risk of adverse impact or complaints may start to become likely. We would also add that typical noise sources that may exist in the hard standing area would not



necessarily give rise to noise characteristics that differ significantly from that which may occur at present.

It is also recommended that a site wide noise management plan is issued to all tenants. This noise management plan will extensively cover all aspects of relevant noise management so that noise is controlled to within reasonable levels, a brief summary of the noise management plan is presented here:

- Signage relating to the various restrictions in relation to noise will be positioned at various points around the site;
- As part of the conditions relating to noise, training - specifically relating to noise - will be required as part of initial work inductions;
- A complaints procedure will be put in place so that any adversely affected members of the public;

It is considered that the aforementioned noise management plan, if applied as a planning condition (or appropriate control), can provide the local authority with an appropriate agreed control and enforcement measure with respect to noise breakout. It is also considered that the aforementioned provides much greater control on activities that can be undertaken at the development site that what are actually permitted / occurring at present.

An example outline noise management plan is presented as an appendix to this letter.

Yours sincerely,



Joshua McLelland, Ba(Hons), PGDip (IOA), AMIOA

**Acoustic Consultant
For NoiseAir Limited**

Appendix – Noise Management Plan



Signage

Signage will be installed at the boundary of the site and within the existing compound requesting that noise is kept to a minimum in the interest of surrounding neighbours.

Signage will advise drivers of all vehicles to turn engines off when vehicles are not in use and that signalling with vehicle horns is not permitted unless of a pending accident or emergency.

Signage will advise that music is switched off within vehicles to limit the disturbance to neighbouring residential premises.

Staff Training

Staff training will be provided to all new and existing staff regarding noise management strategies employed at the site. This will ensure compliance with local policy and increase awareness regarding the negative effect of noise upon local residents. Any temporary employees as well as visiting drivers or agency staff will receive an induction covering the same levels training as permanent staff regarding noise.

Following the training/induction procedure, personnel will be required to sign a form (such as that detailed below) to acknowledge receipt of the training and intended compliance with management protocols.



Name	Role	Training Received (Please Circle Yes or No in The Relevant Box)		Date	Signature
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		
		Yes	No		



Complaints Procedure

Residents will be informed that a complaints procedure will be established.

A direct contact telephone number will be available during working hours and a 24 – hour email address will be provided, whereby residents can contact site management directly to voice concerns.

Any complaints that arise from local residents alleging unacceptable noise from the site will be recorded in a designated logbook.

All complaints received will be positively acted upon.

The complaints procedure with regards to noise will be conducted as follows:

- Confirmation of the complaint to the complainant will be provided as long as the complaint has been received within 24 hours of the event in question.
- The complaint shall be investigated by the site manager (or other authorised / appropriate person) immediately to understand the extent of the problem and to take all necessary actions to mitigate the concern.

If the issue observed by the authorised representative is deemed to be a potential subjective nuisance, an investigation will be undertaken to determine the likely source origin of the noise and what mitigation options can be reasonably undertaken.

- Mitigation measures will then be undertaken by the estate representative to reduce the noise to acceptable levels in a reasonable timeframe.
- Written confirmation shall then be provided to the complainant setting out the actions taken to reduce noise.

If the issue observed by the site manager/representative is clearly not a noise issue originating from organised activity on the site, then no action will be taken.

- Written confirmation shall be provided to the complainant confirming the outcome of the investigation.

If the source of the issue observed by the site manager/representative cannot be suitably mitigated, then a suitably qualified person such as an acoustic consultant will be endorsed to provide consultation.

Where appropriate, mitigation should be employed as detailed within any resulting investigation report.



Written confirmation shall be provided to the complainant confirming the outcome of the investigation and, where appropriate, what mitigation works are to be undertaken to mitigate the noise.

