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CHAFFORD PARK

Sevenoaks District Council Licensing Sub-Committee

28/09/17

The Granary Barn, Chafford Park

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TAB ONE



Councillors Dr. Canet, Parkin, and Raikes
Licensing Sub-Committee (Sub-group B)
Sevenoaks District Council

By email only to democratic.services@sevenoaks.gov.uk

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Dear Councillors

Licensing Act 2003
Application for a new premises licence by Chafford Park Ltd

We represent Chafford Park Ltd, the applicant for a new premises licence at The Granary Barn, Chafford Park, Chafford Lane, Fordcombe, Kent TN3 9UR ("the Site").

We are in receipt of the agenda papers for the Licensing Sub-Committee Hearing on Thursday 28 September 2017 at 10:30am.

We thought that it might help if we wrote to you, the members of the Licensing Sub-Committee, at the same time as serving the Applicant's evidence to put the application in context, to give clarity to the proposals, to (hopefully) narrow the issues before you on Thursday and above all, to explain how the Applicant intends to promote the licensing objectives. We hope this letter is helpful to you.

The application

This is a modest application for a new premises licence for the Site, which is former granary barn on the larger Chafford Park estate. The application is to permit:

- The supply of alcohol (on-sales) from 12:00 to 23:00 daily; and
- To permit regulated entertainment in the form of live music and recorded music (indoors only) from 12:00 to 23:00 daily.

In that regard, we submit that this application ticks all of those boxes. By granting this application for a new premises licence you will be, in effect, reinforcing the aims of your policy.

At paragraph 3.1 of your policy you state that *"The Licensing Authority encourages the development of premises which are not alcohol-led and which are aimed at different sectors of the population... Premises that promote the arts, a food offer, or other cultural activities are particularly encouraged."* We would submit that this is exactly the kind of site that should be granted a premises licence. The predominant purpose of this application is to host events and the licensable activities sought are very much ancillary to that and whilst we will deal with conditions more thoroughly below, you will see that we are suggesting a condition that:

"The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as an events space."

Conditions

We have included in your bundle a list of 18 suggested conditions, all of which the Applicant is able to agree and that could be attached to a premises licence in the event you are minded to grant one.

They remedy, we suggest, any mischief that could occur from events at the Site now and in the future.

First, alcohol will only be sold or supplied to persons attending a pre-booked event. All of our events, whether that is a wedding, a birthday, a corporate strategy meeting, or what have you, will be pre-booked. Customers will not be attending Chafford Park on the off-chance that they might be able to buy a drink, they will be going there for a clearly defined purpose.

Second, the Applicant has understood the concerns of the Principal Environmental Health Officer and local residents in relation to noise. As explained above, regulated entertainment was previously provided under the auspices of TENs and that will change. We have proposed a number of conditions to deal with the prevention of public nuisance objective including undertakings not to have any live or recorded music on the terrace, to display notices asking attendees to respect the needs of local residents, to keep windows and doors to the Site closed when regulated entertainment is taking place and to control regulated entertainment as a premises licence holder should.

What the various public nuisance conditions do not deal with is that the Applicant has appointed extremely experienced acoustic consultants who have prepared for the Applicant a noise management plan. They have also advised on various acoustic measures at the Site and have monitored events in the run up to the hearing.

Finally, we have sought to give effect to the statements made within the operating schedule by converting them into enforceable conditions. We hope that is of some assistance.

Representations from Ms Julie Short, Ms Sally Jolly, and Mr Andrew Backway

Ms Short

It is perhaps sensible if we address the representation from your Principal Environmental Health Officer first, before dealing, we hope, with the concerns of local residents.



The Applicant has not sought any other licensable activities as part of this application. It is, in that sense, a very discrete application for very limited hours. The Applicant has also given the opening hours of the Site as 12:00 to 23:30 daily.

Chafford Park is a working farm however, in an attempt to diversify its offering the Applicant is seeking to provide events on the Chafford Park estate. To that end, the Applicant has spent considerable time and money developing and converting two farm buildings in order to be able to host variety of private and corporate events including meetings, staff training, birthdays and weddings. This list is non-exhaustive, but it should give a flavour of the types of events envisioned at the Site.

Previous events and planning

You will see from the agenda papers and we acknowledge that there have been issues of public nuisance prior to this application. We do not shy away from those issues and it is absolutely right that local residents have a legitimate expectation that their peaceful enjoyment will not be disturbed. It is that expectation however, that necessitates this application for a premises licence for the following reasons.

Previously, events have been held when temporary event notices (TENs) have been given by site users. Those TENs were not given by the Applicant, but rather by the person hiring the site meaning that he or she would be responsible for the provision of licensable activities thereon. It is that lack of control that makes the previous model unworkable and hence why we come before you to seek an authorisation so that the Applicant can control licensable activities at the site. To that end, the Applicant has worked very hard in sourcing responsible suppliers that it can trust to deliver events and to promote the licensable objectives.

You will no doubt have picked up on the issue concerning whether or not planning permission has been granted for the Site for the use as envisaged. We do not need to tell you that planning and licensing are separate regimes and that whilst your Statement of Licensing Policy (rightly) expects at paragraph 3.20 that applicants will be expected to be in possession of the necessary planning authorisation, a failure to have that authorisation in place is not a legitimate reason to refuse an application for a new premises licence. We are delighted to confirm that planning permission to use the Site was granted on 14 September 2017 (with retrospective effect from 3 July 2017). We refer you to the letter and decision notice from Chief Planning Officer Richard Morris, a copy of which we have included within our evidence. We will return to some of the terms of the planning permission, if we may, when addressing the concerns of Ms Short, Ms Jolly and Mr Backway.

Sevenoaks District Council Statement of Licensing Policy

Before we turn to the representations and the steps that the Applicant has and is taking to deal with the concerns raised, may we address you in relation to your Statement of Licensing Policy and a couple of points therein.

One of the very aims, expressed at page 3 of your policy is to "*encourage an early evening and night time economy which is viable, sustainable and socially responsible*." You also seek to "*encourage employment*", "*encourage the self-sufficiency of local communities*" and "*encourage and promote live music, dancing and theatre for the wider cultural benefit of communities generally*." *[our emphasis]*



Ms Short has suggested a number of appropriate and proportionate conditions that could be attached to the premises licence and where we are able we have sought to incorporate those into the eighteen conditions referred to above.

There is however, some distance between us on other matters we hope to explain why. We refer to pages 21 – 23 of your agenda papers.

Condition 1 at page 22 cannot, we're afraid, be a condition of a premises licence as it requires matters that are outside the scope of the Licensing Act 2003 such as changing location of the entrance. We hope that the Sub-Committee understands that stance. We are quite happy to work with Ms Short to turn Condition 1 into something workable.

Condition 2 cannot and should not be applied to the premises licence. The Hop Barn is not part of this application, which concerns the Granary Barn.

Condition 3 we accept entirely. We did not actually apply for live or recorded music outdoors, but if one takes the red line on the plan to mean the area for licensable activities then it is arguable that we could have done. We don't intend to and we are happy with that condition. It is included with our suggested conditions.

In a similar vein to Condition 2, Condition 4 seeks to restrict something that is not properly the subject of this application.

Condition 5 is, in our view, unnecessary but if the Sub-Committee were minded to impose it on us then we would suggest that a sensible witching hour (20:00) be chosen as a cut-off point. Whatever time chosen should bear in mind the changing of sunset and so it may be that different times are required for different periods of the year. It is a matter for the Sub-Committee as to how they approach that and we do not have strong views on it.

Condition 6 seeks to restrict something that is not part of this application.

Conditions 7 and 8 we agree with in principle and we have suggested a form of words at Condition 7 of our suggested conditions. If the Sub-Committee is minded that a noise limiter is an appropriate and proportionate step then we would ask that our wording be preferred.

Condition 9 is otiose. The Applicant has submitted a noise management plan (NMP) and a copy is included with our evidence. If the intention is that the NMP be reviewed year-on-year and re-submitted to the Licensing Authority then we would be happy to make that happen.

Condition 10 we agreed with entirely and have included it in our list of suggested conditions.

Condition 11 is a planning point and rightly dealt with by Condition 13 of the planning permission. Duplication of conditions across permissions is to be deprecated.

Condition 12 we are in agreement with.

We hope that our explanations and concessions are useful to members.

Ms Jolly and Mr Backway

We are sorry that Ms Jolly and Mr Backway have been disturbed by previous events. We hope that the conditions that we have suggested deal with their concerns. It is worth noting that access to and egress from the Site has been dealt with by the planning process. We hope that

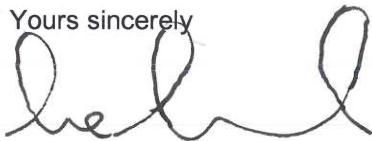
it goes without saying that the Applicant will adhere to the planning permission, but if it would assist then we would be happy to add a condition to that effect.

Summary

Chafford Park has the potential to be a stunning venue able to accommodate a range of events that might include the provision of licensable activities. That there have been issues previously is a source of regret for the Applicant, but the Sub-Committee may be assured that the Applicant has identified what the issues were and has sought to remedy them. A perfect example of this is the hiring of suitably qualified acousticians to prepare and submit a noise management plan and to undertake noise monitoring. The application for a premises licence is modest in terms of the hours sought, the hours for regulated entertainment equally so, particularly when one considers the extensive deregulation of that area in recent times. With the benefit of an appropriately and proportionately conditioned premises licence, Chafford Park can and will be a premises that Sevenoaks Council can consider a jewel in the fiefdom.

We hope this letter has been of some assistance to you and we thank you for taking the trouble to read it.

Yours sincerely



Luke Elford
Solicitor
For TLT LLP

cc. Ms Julie Short – Principal Environmental Health Officer Dartford & Sevenoaks
Ms Jessica Foley – Licensing Officer
Ms Sally Jolly – c/o Sevenoaks Licensing
Mr Andrew Backway – c/o Sevenoaks Licensing

TAB TWO

Chafford Park

Suggested conditions for licensing sub-committee hearing 28/09/17

- (1) The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as an events space
- (2) Alcohol shall only be supplied for consumption by persons attending a pre-booked event
- (3) The premises licence holder shall ensure that event organisers are supplied with a copy of the premises licence and an agreement for hire of the premises. That agreement shall include the conditions attached to the premises licence
- (4) The premises licence holder shall not permit the performance of live music or the playing of recorded music on the terrace adjacent to the Reception Barn
- (5) The premises licence holder shall ensure that any patrons using the terrace adjacent to the Reception Barn do so in an orderly manner and are supervised by staff so as to ensure that they do not cause a public nuisance
- (6) Loudspeakers shall not be located outside the Reception Barn or on the terrace adjacent to it
- (7) A noise limiter (which may include a cloud-based limiter) must be fitted to the musical amplification system and set at a level determined by and to the satisfaction of an Authorised Officer of the Council's Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limited shall be secured by key or password to the satisfaction of an Authorised Officer of the Council's Environmental Health Service. The noise limiter shall not be altered without the prior agreement of the Council's Environmental Health Service, not to be unreasonably withheld. No alteration of the musical amplification system(s) should be effected without the prior knowledge of an Authorised Officer of the Council's Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the noise limiting device
- (8) Any live bands must use a silent stage arrangement, which may include:
 - a. A digital drum kit;
 - b. Directional bass injection; and
 - c. In ear monitoring
- (9) No noise generated on the premises shall emanate from the premises which gives rise to a nuisance
- (10) The premises licence holder will take all reasonable steps to ensure that Regulated Entertainment will not cause a nuisance
- (11) All windows and doors to the Reception Barn shall be kept closed after 22:00 hours, or at any time when Regulated Entertainment is taking place, except for the immediate access and egress of persons
- (12) Notices shall be displayed at all exits from the Reception Barn requesting that patrons respect the needs of local residents and keep leave the area quietly
- (13) Notices shall be displayed at any area used for smoking requesting that patrons respect the needs of local residents and use the area quietly

- (14) A direct telephone number for the manager on duty at the premises shall be available at all times the premises are providing licensable activities. The telephone number is to be made available to residents and businesses in the vicinity.
- (15) A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licences or passports, or recognised proof of ages cards bearing the PASS hologram, or similar
- (16) A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refusal and the name of the member of staff making it. The record shall be available for inspection by the Police or Authorised Officers at all times whilst the premises are providing licensable activities
- (17) An incident log shall be kept at the premises and be available for inspection by the Police or Authorised Officers at all times whilst the premises are providing licensable activities
- (18) The premises licence holder shall employ SIA registered door supervisors on a risk assessment basis

TAB THREE









TAB FOUR

wedding barns

40 cars

access from
Ashurst Road

Chafford Park

Chafford Park

TAB FIVE

**SARAH
THOMPSON**

**CHAFFORD PARK,
SEVENOAKS
DISTRICT
COUNCIL**

**ACOUSTIC
ASSESSMENT
FOR WEDDING
VENUE**

MARCH 2017

FINAL REPORT

**2099W-SEC-
00001-03**



**SARAH THOMPSON
CHAFFORD PARK, SEVENOAKS DISTRICT COUNCIL
ACOUSTIC ASSESSMENT FOR WEDDING VENUE**

DOCUMENT REFERENCE: 2099W-SEC-00001-03

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AMENDMENT HISTORY			
Issue	Status	Description	Date
01	Draft Report	Draft issue for comment	07/03/2017
02	Final Report	Final issue following client comment	08/03/2017
03	Final Report	Final issue following client comment	09/03/2017

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REG. IN ENGLAND NO: 3150111



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1. INTRODUCTION

- 1.1.1 Southdowns Environmental Consultants Ltd was commissioned by Sarah Thompson to provide an acoustic assessment to accompany a planning application to Sevenoaks District Council (SDC) for the use of two barns within the grounds of Chafford Park, Fordecombe, Kent to be used for wedding functions.
- 1.1.2 This noise assessment was required to cover the noise impact of functions occurring during evening hours at the barns. This includes the assessment of noise levels from the playing of music within the Granary Barn (reception barn) at nearby residential locations.
- 1.1.3 The results of the noise surveys presented in this report have been used to model and assess the potential impacts associated with the use of the barns for wedding functions occurring during evening hours, including amplified music within the barn, patron noise, car park noise and noise from vehicle movements on the access road.
- 1.1.4 The noise assessment follows the principles of guidelines and standards including British Standards (BS) 8233:2014 [1] and World Health Organisation (WHO) guidelines on noise [2]. The sound character is also assessed using the principles of BS 4142:2014 [3], following consultation with SDC and communication of their preferences for the assessment.
- 1.1.5 The noise levels and criteria normally used for the assessment of environmental noise are presented in the following section of this report. The site and details of the barns are described in Section 3. Details of the noise surveys are presented in Section 4, whilst the noise survey results are presented in Section 5. Details of the noise impact assessment are addressed in Section 6, together with mitigation options. The conclusions of this assessment are summarised in Section 7.



2. NOISE LEVELS AND CRITERIA

2.1 Noise Levels

- 2.1.1 Noise is measured on a logarithmic scale in decibels (dB) because of the ears' sensitivity to a wide range of pressure changes. The sound pressure level (SPL) of a signal is denoted by the symbol L_p and defined by the equation $L_p = 10 \log (p/p_0)^2$ where p is the root mean square pressure of the signal and p_0 is the reference sound pressure (2×10^{-5} Pa).
- 2.1.2 The human auditory system is capable of detecting sounds over a frequency range of 20 Hz to 20 kHz. Because the ear is most sensitive to sounds with frequencies between 1 and 5 kHz, an A-weighting network is used to reflect the differential sensitivity of human hearing to sounds of different frequency. The A-weighting sound pressure level, L_{pA} , is measured on a scale defined by the dB(A).
- 2.1.3 The dB(A) level is commonly used for the measurement and assessment of environmental noise due to the relationship between the subjective impression of the auditory strength of a sound, otherwise known as loudness, and the A-weighted sound pressure level of that sound. A change in 3 dB is the minimum perceptible change in event noise levels under normal everyday listening conditions, whilst a 10 dB increase or decrease in the sound pressure level of a steady sound generally corresponds to a perceived doubling or halving of loudness.
- 2.1.4 An indication of the range of sound pressure levels commonly found in the environment is given below:

Location	L_{pA} dB(A)
Normal threshold of hearing	-10 to 20
Music halls and theatres	20 to 30
Living rooms and offices	30 to 50
Inside motor vehicles	50 to 70
Industrial premises	70 to 100
Burglar alarms at 1 m	100 to 110
Jet aircraft on take-off	110 to 130
Threshold of pain	130 to 140

- 2.1.5 The $L_{A90,T}$ background noise level is defined by the A-weighted sound pressure level of the ambient noise exceeded for 90% of a given time interval, T . This provides a measure of the lower levels of a fluctuating noise and is normally defined separately for day and night-time periods. Other percentiles are also sometimes used to describe the levels of ambient noise exceeded for different periods of time. The $L_{A50,T}$ and $L_{A10,T}$ noise levels denote the level of ambient noise exceeded for 50 and 10% of the time T , respectively whilst the $L_{Amax,F}$ noise level denotes the maximum instantaneous noise level in any given period of time obtained using the FAST time weighting.



2.1.6 The equivalent continuous sound pressure level is denoted by the symbol $L_{Aeq,T}$ and is defined as the notional steady sound which, at a given position over a defined period of time, T , has the same A-weighted acoustic energy as the actual fluctuating sound. This average noise level is used in the UK for the measurement of noise from most sources (including industry, construction, railways and aircraft) and is widely used for the measurement of *ambient* noise, which comprises noise from all sources in the environment.

2.1.7 Community response to environmental noise sources is dependent on both acoustic and non-acoustic factors. The acoustic factors include absolute noise level, changes or exceedances of background and ambient levels as well as the characteristics, time, duration and frequency of noise.

2.2 National Noise Policy and Planning Policy Framework

Noise Policy Statement for England (NPSE)

2.2.1 The Noise Policy Statement for England (March 2010) [4], sets out the long term vision of Government noise policy.

2.2.2 The vision of the NPSE is to 'Promote good health and a good quality of life through the effective management and control of noise within the context of Government policy on sustainable development.' This vision is supported by three key aims:

- avoid significant adverse impacts on health and quality of life;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life; and
- where possible, contribute to the improvement of health and quality of life.

2.2.3 The NPSE should apply to all forms of noise including environmental noise, neighbour noise and neighbourhood noise but does not apply to noise in the workplace (occupational noise).

2.2.4 The NPSE had adopted the following concepts, to help consider whether noise is likely to have 'significant adverse' or 'adverse' effects on health and quality of life:

NOEL – No Observed Effect Level

This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to noise.

LOAEL – Lowest Observed Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur.

National Planning Policy Framework

2.2.5 The Department for Communities and Local Government introduced the National Planning Policy Framework (NPPF) in April 2012 [5]. This framework replaced most national



planning policy, circulars and guidance, including Planning Policy Guidance 24: Planning and Noise.

2.2.6 The NPPF defines the Government's planning policy for England and sets out the framework, within which local authorities must prepare their local and neighbourhood plans, reflecting the needs and priorities of their communities. Paragraph 123 of the NPPF requires Local Authorities to develop local policies and make decisions which aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

2.2.7 The framework is not accompanied by any technical guidance (other than for flooding and mineral policy) and there is a strong emphasis on local authorities to develop their own policies on noise, which achieve the principles listed above, while considering the local needs of the area.

2.3 Standards and Guidance

World Health Organisation Noise Guidelines

2.3.1 The guidelines presented in the World Health Organization (WHO) document reflect conclusions drawn up after consideration of international research evidence on the health effects of exposure to noise. The guidelines define the goal of noise management as 'to maintain low noise exposures such that human health and well-being are protected', with 'specific objectives to develop criteria for the maximum safe exposure levels and to promote noise assessment and control as part of environmental health programmes'.

2.3.2 These WHO guideline values are based on precautionary limits for community noise in specific environments and are re-produced below.

Specific Environment	Critical Health Effect(s)	dB L _{Aeq,T}	Time Base hours
Outdoor living area	Serious annoyance, daytime and evening	55	16
	Moderate annoyance, daytime and evening	50	16
Dwelling indoors	Speech intelligibility and moderate annoyance, daytime and evening	35	16
Inside bedrooms	Sleep disturbance, night-time	30	8

TABLE 2.1: WHO COMMUNITY NOISE GUIDELINE VALUES

2.3.3 It should be noted that the above values generally apply to 'anonymous' or everyday levels of environmental noise from road traffic, trains and aircraft. Human reaction to tonal and low frequency noise may be underestimated by the dB(A) noise level and hence lower limits may apply.



BS 8223:2014 Guidance on sound insulation and noise reduction for buildings

- 2.3.4 BS 8223:2014 contains a number of design criteria and guideline levels for the protection of new or planned development against external noise. The guidelines are designed to achieve desirable resting/ sleeping conditions in bedrooms and good listening conditions in other rooms. Those criteria which are most relevant to residential environment are reproduced in Table 2.2 below.

Activity	Location	Desirable Internal Noise Level, dB $L_{Aeq,T}$	
		07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35	-
Dining	Dining Room/Area	40	-
Sleeping (daytime resting)	Bedroom	35	30

TABLE 2.2: BS 8233:2014 AMBIENT INDOOR NOISE LEVELS

- 2.3.5 Referring to the desirable levels displayed in Table 2.2, BS 8233 goes on to state that:

“...levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events, such as fireworks night or New Year’s Eve.”

UK Guidance on Assessment of Entertainment Noise

- 2.3.6 There are no prescribed standards for the assessment and control of noise from entertainment or leisure related premises. Previously the Institute of Acoustics (IOA) Working Party prepared a working draft document entitled “Good Practice Guide on the Control of Noise from Pubs and Clubs” [6]. The guide was to assist local authority officers and venue management and their staff in the prevention of noise disturbance and in the investigation and resolution of noise complaints. Subsequently The Institute of Acoustics have published the “Good practice on the Control of Noise in Pubs and Clubs” in March 2003 [7]. However, in this document there are no objective design criteria.
- 2.3.7 The draft IOA noise criteria or similar are sometimes adopted for venues where entertainment takes place more than once per week or continues beyond 23:00 hours. The following criteria were proposed for both internal and external assessment of entertainment noise (including music, singing, speech and Public Address (PA) systems) at noise sensitive properties:
- the L_{Aeq} of the entertainment noise should not exceed the representative background noise level L_{A90} (without entertainment noise); and
 - the L_{10} of the entertainment noise should not exceed the representative background noise level L_{90} (without entertainment noise) in any 1/3rd octave band between 40 Hz and 160 Hz.
- 2.3.8 The draft good practice document stated that if the above criteria are met then the entertainment noise will be virtually inaudible inside noise-sensitive property. Further guidance is provided on the instrumentation requirements and measurement techniques to be adopted for assessments conducted in accordance with the guide.



- 2.3.9 The above criteria can only provide an indication of audibility, which is naturally dependent on environmental noise levels, the hearing acuity of individual listeners and various other psychoacoustic parameters. In particular the comparison of L_{10} band noise levels with L_{90} band levels, which is intended to control repetitive bass beats, is considered to represent a very stringent standard, especially for existing premises and for music which ceases before 23:00 hrs.
- 2.3.10 In December 2016 the IOA and the Institute of Licensing released a draft Good Practice Guide on the Control of Noise from Places of Entertainment [8]. This document, which is currently out for consultation, aims to ensure that “... *within the appropriate policy and legislative setting, entertainment noise does not cause a significant adverse impact i.e. nuisance to noise-sensitive receptors living and/or working in the vicinity of the entertainment venue; and aim for adverse impacts to be duly mitigated and minimised.*”
- 2.3.11 The Good Practice Guide provides an example noise assessment framework, which features proposed criteria levels for assessment of indoor venues which provide regulated entertainment or the like. The criteria levels are reproduced below in Table 2.3.

Location	Time	Criteria
External	7am to 11pm	$L_{Aeq,5min}$ EN minus $L_{Aeq,5min}$ or $L_{A90,5min}$ WEN = 0 to +5 dBA.
		$L_{Ceq,5min}$ EN minus $L_{Ceq,5min}$ or $L_{C90,5min}$ WEN = 0 to +5 dBC.
	11pm to 7am	$L_{Aeq,5min}$ EN minus $L_{Aeq,5min}$ or $L_{A90,5min}$ WEN = -5 to +3 dBA.
		$L_{Ceq,5min}$ EN minus $L_{Ceq,5min}$ or $L_{C90,5min}$ WEN = -10 to +3 dBC.
Internal	7am to 11pm	EN = Noise Rating NR25-35 $L_{eq,5mins}$
		$L_{Ceq,5min}$ EN minus $L_{Ceq,5min}$ or $L_{C90,5min}$ WEN = -10 to +5 dBC.
	11pm to 7am	EN = Noise Rating NR15-25 $L_{eq,5mins}$
		$L_{Ceq,5min}$ EN minus $L_{Ceq,5min}$ or $L_{C90,5min}$ WEN = -10 to 0 dBC.

TABLE 2.3 EXAMPLE ASSESSMENT CRITERIA TO PROVIDE EFFECTIVE CONTROL OF ENTERTAINMENT NOISE

Notes:

EN = Representative, or predicted, entertainment noise level, and

WEN = Representative noise level without the entertainment noise, measured or predicted 1 m from the facade of noise-sensitive premises or within noise-sensitive premises.

- 2.3.12 The guidance criteria presented in this Good Practice Guide should supersede that presented in prior IOA documents, once the consultation draft has been updated on the basis of feedback received and issued as guidance.

Code of Practice on Environmental Noise Control at Concerts [9]

- 2.3.13 This Code of Practice has been prepared by a Noise Council Working Party comprising specialists who are experienced in the particular problems that can arise with environmental noise control at music events. This Code of Practice contains the following advice to minimise the disturbance caused by noise:



- for indoor venues used for up to about 30 events per calendar year a Music Noise Level not exceeding the background noise by more than 5 dB(A) over a fifteen minute period is recommended for events finishing no later than 23:00 hours;
- a level up to 70 dB in either the 63 Hz or 125 Hz octave frequency band is satisfactory, whilst a level of 80 dB or more in either of those octave frequency bands causes significant disturbance;
- complaints may occur simply because people some distant from the event can hear it and that, consequently, they feel the music must be loud even though the guidelines are being met.

British Standard BS 4142:2014

2.3.14 Guidance on the rating and assessing of sound of an industrial and/or commercial nature is contained in British Standard BS 4142: 2014 'Methods for rating and assessing industrial and commercial sound'.

2.3.15 The standard states:

"This standard is applicable to the determination of the following levels at outdoor locations:

- a) rating levels for sources of sound of an industrial and/or commercial nature; and*
- b) ambient, background and residual sound levels*

for the purposes of:

- 1) investigating complaints;*
- 2) assessing sound from proposed, new, modified or additional source(s) of sound of an industrial nature and/or commercial nature; and*
- 3) assessing sound at proposed new dwellings or premises used for residential purposes."*

2.3.16 This standard, however, is not applicable to music and other entertainment noise. Nevertheless, SDC has requested that principles of BS4142 be used to apply penalties to the music noise levels to account for the character of the sound on account of the fact that it is considered that even though the music noise may be below background it may also be distinguishable from the ambient sounds.

2.3.17 The determination of noise amounting to a nuisance is beyond the scope of this British Standard.

2.3.18 The significance of sound of an industrial and/or commercial nature depends upon both the margin by which the rating level of the specific sound source exceeds the background sound level and the context in which the sound occurs.

2.3.19 Typically, the greater the difference between rating level and background noise level, the greater the magnitude of the impact:

- a difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context;



- a difference of around +5 dB is likely to be an indication of an adverse impact, depending on context; and
- the lower the rating level is relative to the measured background sound level, the less likely it is that the specific source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

2.3.20 Certain acoustic features can increase the significance of the impact over that expected from a basic comparison between specific sound level and the background sound level. These features include tonality and impulsivity, as well as additional characteristics and intermittency of the sound.

2.3.21 Where appropriate, a rating penalty for sound based on a subjective assessment of its characteristics should be established. In other circumstances an objective appraisal of tonal and/or impulsive characteristics may be appropriate.

2.4 Local Noise Criteria

2.4.1 SDC Policy EN2 Amenity Protection, from the Allocations and Development Management Plan [10] states the following:

"Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties".

2.4.2 Consultation took place with the Senior Environmental Health Officer at SDC who advised that the assessment should not use the Noise Council event noise guidance given the wedding events could potentially take place on both weekend days throughout the summer. The SDC Environmental Health Officer further indicated that the assessment criteria should be based on comparing the event noise levels with character corrections to the sound level with the background noise level.



3. SITE DESCRIPTION

3.1 Chafford Park

- 3.1.1 Chafford Park is a working farm situated in Fordcombe near Ashurst, in Kent. The two barns proposed for the wedding venue are located around 120 m to the north east of the main farmhouse.
- 3.1.2 The Hop Barn, which will host mainly ceremonies, is approximately 185 m². The Granary Barn measures approx. 372 m², with an adjacent store area immediately to the south measuring approx. 87 m². This barn is used for functions and will be the primary source of noise due to amplified music within the barn.
- 3.1.3 Chafford Park is situated in a rural location, close to the small villages of Hedge Barton, Fordcombe, Stone Cross and Ashurst. The centre of Tunbridge Wells is located approximately 6.8 km to the east.
- 3.1.4 The A264 is 575 m to the south of the barns. The area between the barns and the nearby villages is predominantly farmland. The Uckfield Branch railway line is 1.1 km to the south east. One train per hour, in each direction, travels along this line.
- 3.1.5 The closest residential properties to the barns (not including Chafford Park and Chafford Park Farmhouse) are located approx. 180 m to the north. Park mobile homes are situated in Hedge Barton, 425 m to the north east. The nearest residential property to the east is Fitchetts Farmhouse, 750 m away. The closest residential property to the south is located within Stone Cross, 640 m from the barns. Further residential properties are located in Ashurst 635 m to the south east.
- 3.1.6 Observations made during attendance at site indicated that a mixture of distant road traffic on the surrounding road network and occasional local traffic is the dominant source of ambient noise in the vicinity.
- 3.1.7 An aerial view of the area surrounding the site is presented in Figure A1 of Appendix A to this report.

3.2 Functions

- 3.2.1 The Granary Barn at Chafford Park has a capacity of approximately 150 people. The wedding venue will operate mostly on Saturdays and Sundays, generally between 14:30 and 23:30 hrs. There may be some morning wedding events though caterers will not arrive until after 09:00 hrs.
- 3.2.2 The barns generally accommodate afternoon/evening functions, with guests required to be off site by midnight. No amplified music will be permitted beyond 23:30 hrs.
- 3.2.3 The amplified music noise source will be within the Granary Barn will be from a DJ with a sound system. Additional sources are due to vehicle movements, use of the car park and people noise from within the barns and directly outside.
- 3.2.4 A car park is situated directly to the south west of the barns. The proposed layout of the barns and the parking arrangements are presented in Figure A2 of Appendix A. The pickup area is directly to the south of the Granary Barn to provide a barrier effect from the building itself and minimise the distance travelled to the pick-up area.



3.3 Noise Limiter

- 3.3.1 No noise limiter is currently installed within the barn as there is no permanent sound system in place. It is understood that the sound systems to be used will use a noise limiter.

3.4 Event License

- 3.4.1 It is understood the applicant intends to apply for an event license for the wedding events and in the interim period the caterer's event license will be used. Through the event license additional conditions to control noise and management of patrons of the wedding events can be placed, if required.



4. NOISE MEASUREMENTS

4.1 Noise Monitoring

- 4.1.1 Attended short term noise measurements were obtained to assess the variation in noise levels within the vicinity of the barns, both with amplified music playing within the Granary Barn and in the absence of this music to provide observations of the sources governing the existing ambient noise environment. Controlled breakout measurements were also undertaken to measure the attenuation achieved by the envelope of the barn.
- 4.1.2 An unattended noise survey was also carried out close to the barns in order to understand the diurnal variations of ambient noise.

4.2 Unattended Noise Survey

- 4.2.1 Unattended continuous monitoring of baseline noise levels was undertaken in a free-field location to the north of the largest barn, labelled as location LT1 on Figure A1 of Appendix A.
- 4.2.2 Continuous noise levels were measured using a Rion NL-32 precision integrating sound level meter fitted with a weatherproof windshield. The sound level meter was powered by dry cell batteries and stored inside a weatherproof security box. The microphone was positioned at a height of 1.5 metres above local ground level.
- 4.2.3 Measurements were obtained using the 'F' time weighting and A-weighting frequency network. The equipment was calibrated before and after the survey using a Rion NC-74 Class 1 Acoustic Calibrator to generate a calibration level of 94 dB at 1 kHz.
- 4.2.4 15-minute measurements of $L_{Amax,F}$, $L_{Aeq,15min}$, $L_{A10,15min}$, and $L_{A90,15min}$ noise levels were obtained between 00:00 hrs on Monday 12th December and 11:00 hrs on Monday 19th December 2016.

4.3 Attended Noise Survey – Breakout Measurements

- 4.3.1 Controlled sound breakout measurements were undertaken on Sunday 11th December 2016 between 19:41 hrs and 20:45 hrs. An NTi Audio Minirator MR2 analogue signal generator reproduced pink noise through a combined amplifier and JBL loudspeaker, placed within the barn. The loudspeaker was positioned 5 m away from the façade being measured, with the speaker pointed towards the subject façade to generate an internal noise level of around 97 dB. On the south façade, the speaker was positioned 5 m from the internal wall, within the main section of the barn, and the measurements were undertaken external to the barn. Due to the storage area, these measurements included a separation distance of 7.6 m. The measurements were taken with the glass doors on the east façade closed. Internal doors on the south of the main room were closed, but there are currently no doors fixed to the south façade of the adjoining storage area. Instead there is a gap in the middle of this façade.
- 4.3.2 A Class 1 Rion NA-28 Real-time 1/3-Octave integrating sound level analyser fitted with a windshield was used to measure the external sound levels at varying distances from the barn. During these measurements, a Class 1 Rion NL-52 precision integrating sound level meter was positioned inside the barn, 1 m from the subject façade. Both meters were calibrated using a Rion NC-74.