



Development Management
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Environmental Health
Mr K White
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Our Ref 20/01079/GDE

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Sent via email: dm@ryedale.gov.uk

Dear Sirs

Application No: 20/00695/FUL
Applicant: A Wainwright and Son
Location: Sproxton Hall Farm, Main Street, Sproxton, Helmsley, YO62 5EQ
Description: Change of use and alteration of farm buildings to form a mixed use events and venue barn (wedding ceremonies and reception and small conferences etc.) with associated facilities, landscaping and parking.

Thank you for the additional information submitted on 30th March 2021 in respect of the potential noise impacts associated with the above application. Having now examined and assessed all the information submitted and following a site visit I make the following comments:

Context

Sproxton is a hamlet village 2KM South of Helmsley. Sproxton Hall Farm is located to the east of the village and is only accessed by the public road which runs through the village from the B1257 at the west end of the village. Sproxton is considered to be in a rural location.

The application is for a Mixed Events Venue to include weddings. It is proposed that the venue will operate from 09:00hrs until midnight Sunday until Friday and 09:00hrs until 01:00hrs Saturday into Sunday morning. The venue's capacity for weddings is listed as a maximum of 180 day guests and a maximum of 220 evening guests.

The nearest residential property to Sproxton Hall Farm is Sproxton Hall Cottages. This complex consists of 4 self-catering holiday cottages plus the owners' cottage. The owners' cottage I have been advised is the one nearest to Sproxton Hall Farm.

A noise assessment carried out by "Ryedale Testing" and submitted by the applicant has made some recommendations with regard to noise mitigation measures for the main event building. A review of the Ryedale Testing noise assessment undertaken by Apex Acoustics was commissioned and submitted by local objectors to the application and is critical of the "Ryedale Testing" report in terms of its content and in terms of admissions from the report.

The purpose of a noise impact assessment is to establish any likely negative impact on amenity to the nearest noise sensitive receptors, to quantify the impact and where possible to offer recommendations for noise mitigation.



The applicant's noise assessment has acknowledged that extremely low ambient noise levels were observed for this area.

The applicants have advised that the earliest start time for live/recorded music will be 12noon although this is expected to be low level with the main event and higher level music starting ant 18:00hrs. It is proposed that live music will cease at 23:00hrs and recorded music will cease at midnight. Sunday to Friday There is no mention of what time music will cease on a Saturday when the applicant has requested operating times to run until 01:00hrs into the early hours of Sunday.

The World Health organisation has reported that levels above 50dB(A) Leq in a garden in a rural area is likely to cause annoyance, and that at night time within the bedroom sleep disturbance is likely at levels above 30dB(A)Leq. It is accepted that a partially open window will afford a 15dB(A) attenuation. Therefore levels above 45dB(A) Leq at the façade of the nearest noise sensitive receptor are likely to cause sleep disturbance. It goes on to say that Lmax levels above 45dB within a bedroom i.e. 60dB(A) at the façade minus 15dB(A) attenuation for partially open window, are likely to cause sleep disturbance.

A Glossary of noise measurement terminology is given below to aid understanding of the report:

Decibels (A) Weighted The most commonly used standard frequency weighting designed to reflect the response of the human ear to noise.

Leq Equivalent Continuous Sound Level This is the most commonly used value used to describe sound levels that vary over time.

Lmax Maximum Sound Level observed.

Events Building and Outside Area.

I would accept that by using certain materials in the construction or alteration of the event building it is possible to achieve acceptable levels at the nearest noise sensitive receptor. The applicant's assessment does not however address issues of guest behaviour. The assumption has been made that doors will be kept sealed and that by forming a lobby with doors at each end there will be no noise break out from the event room to the outside patio area. It is also proposed that all windows will be kept closed and that ventilation will be mechanical. The report fails to provide any details of how this will be achieved nor does it address the issue of noise from ventilation equipment.

The report makes the assumption that guests will be controlled by a noise management plan. I cannot, however, accept that guests will be prevented from leaving the building and congregate either for fresh air or for smoking reasons outside the building either during the day or the evening. No scoping or modelling has been undertaken to assess how this would impact on the amenity of the nearest noise sensitive receptor.

The applicant's report states. "The arrival of guests is not expected to be in mass groups of cars, the writer has had experience of attending a wedding venue in a countryside location and guests arrived from mid-day onwards in dribs and drabs". This is an assumption on the part of the writer and not fact. In making an assessment worst case scenario should always be considered. Consideration for guests leaving the venue and walking to their cars and leaving the car park has not been taken into account. The report makes reference to dense trees affording a degree of acoustic screening to the car park area. However, trees do not provide good acoustic properties and the report makes no reference as to whether or not these are



deciduous trees. Again there has been no scoping or modelling in considering the behaviour of guests leaving the venue late at night or early hours of the morning.

Vehicle Movement to and from the event

The World Health Organisation has stated that single event levels above 45dB(A)L_{max} within the bedroom are likely to cause sleep disturbance. ProPG Planning & Noise (Professional Practice Guidance on Planning and Noise, May 2017) which provides practitioners with guidance on a recommended approach to the management of noise within the planning system also states that individual noise events should not exceed 45dB(A)L_{max} more than 10 times between the hours of 23:00hrs – 07:00. We have established a partially open window offers an attenuation of 15dB(A) therefore any noise events above 60dB(A)L_{max} at the bedroom façade could cause sleep disturbance.

The Ryedale Testing noise assessment has used data provided by a Traffic Management Report submitted by Sanderson Associates. The data suggests that a car passing at the maximum speed limit of 30MPH measured at 50 feet away will generate levels at 63dB(A) and that a medium truck (Minibus) at 30mph will generate 73dB(A) measured at 50 feet away. The assessment has stated that there is a potential between 21:00hrs and 00:00hrs departures could be up to 119 vehicles working on a basis of 40 passing vehicles per hour. As some of the properties are at the roadside in Sproxton I am concerned that the applicant's assessment has concluded that sound levels within bedrooms at night will not be exceeded when the levels and number of vehicles would suggest otherwise.

The World Health organisation has reported that levels above 50dB(A) Leq in a garden in a rural area is likely to cause annoyance. Therefore there is likely to be an impact on amenity for some residents wishing to enjoy their gardens and outdoor spaces as guests arrive during the daytime or evening if their garden and/or outdoor space is adjacent to the road side.

Conclusion

Sproxton can be described as tranquil. The noises residents may reasonably expect to hear are those relating to a quiet rural village, with very little traffic movement. The changes that this mixed events venue are likely to impose in terms of noise and additional activities are likely to have a significant negative impact on local resident's quality of life, amenities and enjoyment of their properties.

The Environmental health Department is therefore unable to support this application. In reaching this decision careful consideration has been made to both submitted reports and detailed observations made following a site visit.

Yours faithfully

Keith White

Mr Keith White
Senior Environmental Health Specialist