



Supporting Acoustic Statement

For

Planning Application APP/17/01071

**Rear Extension
Northney Farm Tea Rooms
St Peter's Road
Hayling Island
Hampshire
PO11 0RX**

1.0 Preliminaries

- 1.1 This acoustic statement is in support of Planning Application APP/17/01071. No other use is intended or accepted. Copyright remains with the writers.
- 1.2 It is considered that the proposals represent a modest increase in Winter activity, and at no time will there be an increase above the current summer maximum. It is therefore reasonable to accept the recommendations of the National Policy Planning Framework, at Section 28 – Supporting a prosperous rural economy.

* Promote the development and diversification of agricultural and other land based rural business. (See 2.1 below).

* Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and **expansion of tourist and visitor facilities** in appropriate locations where identified needs are not met by existing facilities..... (See 2.2 below)

2.0 Context

- 2.1 Northney Farm Tea Room is a diversification of the applicant's family dairy farm. Northney Farm is a working farm – one of only two remaining on Hayling Island, and at

risk from encroaching residential developments. The principal activity at the farm is a herd of Ayrshire/Friesian milking cattle. The farm yard is 70 metres north of the tea rooms.

- 2.2 The Tea Rooms are currently very successful during the summer months and the number of covers is sufficient to cover staffing costs and overheads. In the summer there is sufficient seating for customers divided between the indoor tea room, and the external patio to the east of the Tea Rooms. During inclement weather and during the winter months there is insufficient indoor seating, which reduces the customer capacity to a barely viable minimum. Staffing levels are substantially reduced in the winter.
- 2.3 It is not anticipated that the number of customers will increase at the busiest times but the extension will allow higher numbers in off-peak times e.g. winter months and spring and autumn afternoons when customers do not wish to sit outside.

3.0 Assessment

- 3.1 The current seating arrangement within the tea rooms is 36 indoor covers and 44 outdoor covers, making a maximum of 80 covers. The proposed seating arrangement is for 48 indoor covers and 32 outdoor covers, maintaining the maximum seating at 80 covers. This new arrangement reduces the net number of external customers by 25%. Noting that the noise generated by outdoor customers has been a previous issue for concern, the effective reduction in noise generation must be seen as positive.

- 3.2 The Northney Farm dairy herd activities are within earshot of the Tea Rooms. The farm generates constant, year round activity and consequent noise. Typically :-

Natural sounds of the large animals themselves.
Clattering of animals against steel barriers etc, during movements to and from the milking parlour and enclosures.
Compressors and pumps for the milking parlour.
Tractors and plant servicing feed supply, bedding supply and mucking out.
Milk collection tankers.

We would suggest the noise and activity from the farm is greater than that from the Tea Rooms, and that therefore, any variations in activity at the Tea Rooms are 'de minimus' in terms of the overall neighbourhood noise levels.

- 3.3 As in 2.2 above, the principal objective of the proposals is to extend the seasonal use of the Tea Rooms for better winter usage. The existing summer usage will not be increased, as the total number of covers is not being increased, and will be modulated by greater indoor use as 3.1 above. On any given day there will be less customer derived noise than the current summer maximum.
- 3.4 As in 3.3 above, the maximum summer vehicle movements will not be increased, and the extended winter use will be less than the summer maximum. Therefore, as previously, there will be no net increase in traffic noise for any given day.
- 3.5 The proposals include an increase in kitchen size. This is to provide a better working environment for the staff. The original kitchen design, partly for 'start up' economy

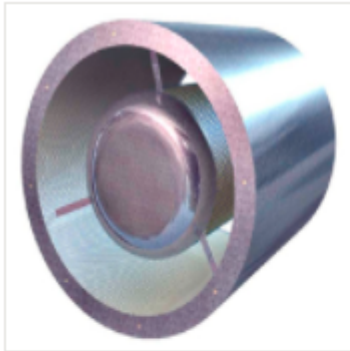
reasons, was under sized, and is a cramped working environment. The new arrangement will provide dedicated spaces for Plate Up and Food Preparation. There will not be an increase in the number of cooking hobs and ovens. As with the other criteria above, there will not be any overall increase in kitchen activity above the current summer maximum.

- 3.6 Following on from 3.5 above, there are no deep fat fryers or similar on site. A large percentage of the tea Room's trade is providing sandwiches, cakes and tea/coffee. The present extraction facilities will not need to be upgraded as there will be no increase in daily hob usage. There will be no net increase in noise from the kitchen.
- 3.7 Notwithstanding all of the above, the applicants recognise that the existing kitchen extract terminal on the north end of the building is adjacent to Northney Road and to passing persons. The current noise level from the extract is not to be increased, and is deemed to be acceptable. With the hoped for extension of the Tea Room usage into the winter periods, the use period of the kitchen extract will be extended. We propose therefore, that an additional silencing module is introduced into the existing extract ducting to reduce the overall noise level at the duct terminal. A typical commercial silencer is illustrated in the appendix, which will deliver a reduction in noise level of 10dBW below the existing level.

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2nd January 2018.



B208 - Podded Silencer - 250dia Spigot x 500mm Long

[F SA-B208]

£194.00

£232.80 inc. VAT



Circular attenuator suitable for direct connection to cased axial fans.

Construction comprises galvanised steel outer casing, end rings fitted with tapped inserts to suit the relevant fan drilling detail. Inner bore is manufactured from perforated galvanised steel spiral tube retaining a 45 kg /m³ density acoustic media with a surface particulate membrane. Fitted with a centrally mounted cylindrical acoustic pod with aerodynamic end domes.

Frequency	Hz	63	125	250	500	1K	2K	4K	8K
Insertion Loss	dBW	3	5	8	16	17	17	17	10