RTPI
Chartered Town Planners

ATLAS
PLANNING GROUP

STATEMENT OF CASE

PRESTEX HOUSE

7-8 EDISON ROAD

SALISBURY SP2 7NU

JANUARY 2024

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1. EXECUTIVE SUMMARY

1.1 Atlas Planning Group have been instructed by Mr D Glanville (the Appellant) to provide a Statement of Case to accompany an appeal submission, following Wiltshire Council's refusal of a Prior Approval Notification (App Ref: PL/2023/09224) on the 12th December 2023 (Decision Notice and Officer Report included at Appendix A).

1.2 In October 2023, an application seeking whether Prior Approval was required for the Class MA change of use of vacant (Use Class E (g) (i)) office to single 6-bed (C3) dwelling was submitted to Wiltshire Council. The Prior Approval Notification was refused and deemed required for failing to meet the requirements of criterion (d) and (g) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning Order 2015 (As amended).

1.3 The application site comprises of Prestex House, which is located on 7-8 Edison Road and is within the Churchfields Industrial Estate. The premises was last used as E (g) (i) office and has remained vacant since October 2022 despite being actively marketed (Valuation Office Agency evidence included at Appendix B).

2. THE PROPOSAL

2.1 The description of development can be summarised as follows:

"*Change of use of vacant office to 6 bed dwelling*"

2.2 Wiltshire Council refused to grant Prior Approval for two reasons, as the Decision Notice states below:

1. "*The proposal will introduce a residential use into a very noisy location which will result in the amenities of any* ***future occupants being adversely impacted by significant levels of noise, vibrations and disturbance from not only the surrounding uses*** *(which would also share a building with this proposal); but also* ***by the type of traffic and associated heavy vehicle movements generated by such uses at all times of the day/night****. The proposals are therefore considered to fail the requirements of criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended); and is contrary*

to the provisions of the National Planning Policy Framework; National Design Guide; Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Place Shaping); and the Council's Consultation Guidance Note: Noise and Vibration"

2. "*The piecemeal introduction of a residential use into the established Churchfields Industrial Estate will undermine and adversely affect the long-term future of this important employment site for the County. The proposals are therefore considered to fail criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended); and are contrary to the provisions of Wiltshire Core Strategy policies CP2 (Delivery Strategy); CP20 (Salisbury Community Area) and the Churchfields and The Engine Sheds Site Allocation. The proposals are also considered to undermine the Council's intentions to designate Churchfields as a Principal Employment Site and the provisions of the Emerging Wiltshire Local Plan policies 22, 31, 34 and 65*."

3. GROUNDS OF APPEAL

3.1 Wiltshire Council's Core Strategy is the Council's primary Development Plan Document, and often the starting point for determining planning decisions within the County, in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

3.2 However, in this instance, the application was assessed to determine whether the proposed development constitutes permitted development under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.3 The Local Planning Authority can therefore only consider the application if the proposal is considered to satisfy the criteria of Class MA which confirms that the proposed conversion of E (g) (i) office to (C3) dwelling constitutes permitted development.

3.4 As aforementioned, when assessing the application, the LPA concluded that the proposal failed to accord with criterion (d) and (g) of Class MA. The following sections of the Statement will therefore address the two reasons for refusal and demonstrate how the proposal constitutes permitted development. As set out below, the two main issues this Statement will address are:

1. Will the residential amenities of future occupants be adversely impacted by exposure to unacceptable noise and disturbance from surrounding industrial uses and associated traffic?

2. Will the introduction of a residential use undermine the long-term importance of Churchfields as an employment site for the County?

IMPACT ON RESIDENTIAL AMENITY FOR FUTURE OCCUPANTS

3.5 The Council's Public Protection Team objected to the proposal as a result of the application site's proximity to '*noisy industrial businesses and plant and likely impact of noise and vibration from significant heavy goods vehicle movements on the industrial estate*'.

3.6 Given that the application has been supported by a Noise Impact Assessment (included at Appendix C), which not only demonstrates that the current internal sound levels of the vacant office are within desirable targets for residential use, but also considers the sound emissions from surrounding premises in close proximity to be "*relatively benign*", it can be considered that the future occupants will not be exposed to unacceptable noise and disturbance from surrounding industrial uses, nor overall adverse impacts on residential amenities.

3.7 As outlined above, the NIA found the premises in close proximity to the site to be relatively quiet, with primary specific sources of noise generated by more distant premises on the wider Estate. Although the assessment acknowledged the fact that the premises in close proximity did produce sound generating events which exceed 45dB LAeq externally, such events (mainly vehicle loading and unloading) were found to be infrequent and occurred only 2-4 times a day.

3.8 The BS823 guidance states that desirable ambient noise levels in dwellings should be between 30 dB and 40 dB, with guidelines from the World Health Organisation (WHO) also stating that internal maximum noise levels should not regularly exceed 45dB. As illustrated by the NIA, the recorded average internal sound levels during daytime (07:00-23:00) and nighttime (23:00-07:00) hours were 32 dB LAeq and 24dB LAeq respectively (see figures shown below).

MONITORING LOCATION	MONITORING PERIOD	TYPICAL LOWEST* $L_{A90,5MINS}$	AVERAGE $L_{Aeq,T}$	TYPICAL HIGHEST+ L_{AFmax}
External	Daytime 07:00-23:00 Hours	35 dB	61 dB	-
	Night-time 23:00-07:00 Hours	30 dB	53 dB	73 dB
Internal	Daytime 07:00-23:00 Hours	-	32 dB	-
	Night-time 23:00-07:00 Hours	-	24 dB	42 dB

Table 5.1 – Typical measured background and average noise levels [dB ref. 20μPa]

*Typical lowest background derived from 10th percentile of relevant dataset

+Typical highest background derived from 90th percentile of relevant dataset

Figure 1 - NIA recorded noise levels

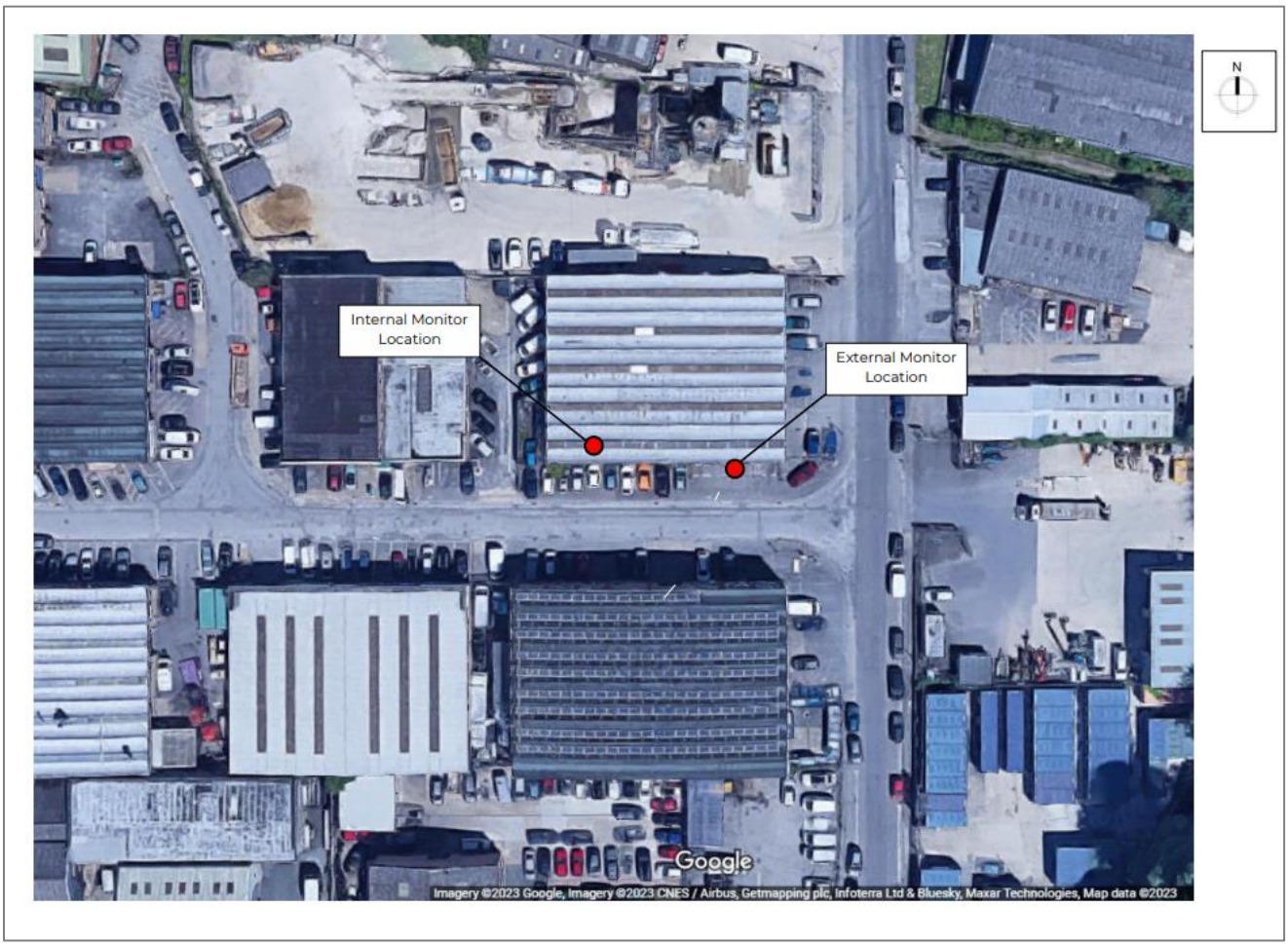

Figure 2 - NIA internal and external monitor location

3.9 Considering that the recorded sound pressure levels on average are within the acceptable BS823 parameters for residential use, and sound levels during nighttime hours (23:00-07:00) actually fall 6dB beneath such guidelines (see figures shown below), contrary to the beliefs of the Council's Public Protection Team and Officer, it has been proven that the maximum noise level in all habitable rooms will not exceed 45B LAeq during nighttime or day time hours and can be considered acceptable in meeting noise level standards for residential use.

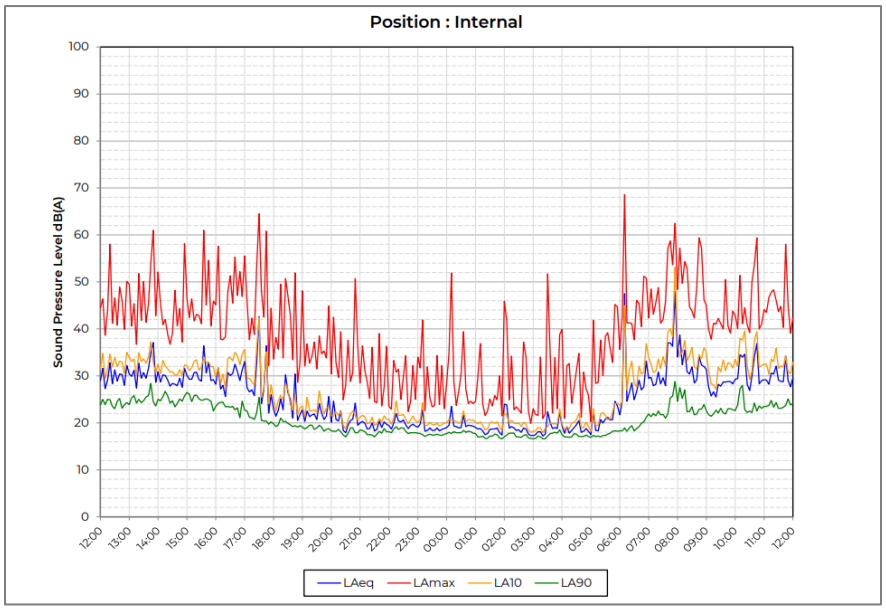

Figure 3 - Tuesday 03 Oct to Wed 04 Oct recorded sound pressure levels (LAeq not exceeding 45dB)

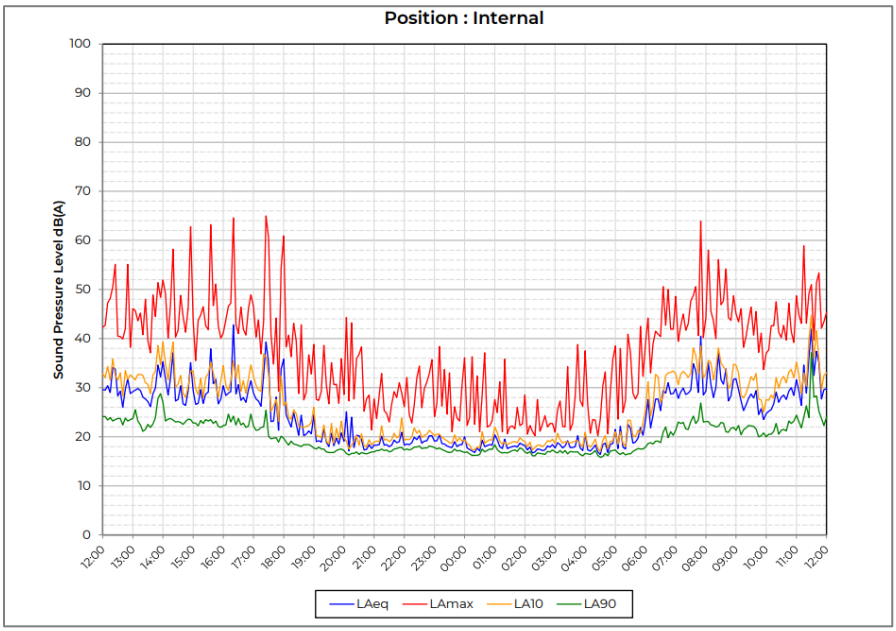

Figure 4 - Wednesday 04 Oct to Thurs Oct recorded sound pressure levels (LAeq not exceed 45dB)

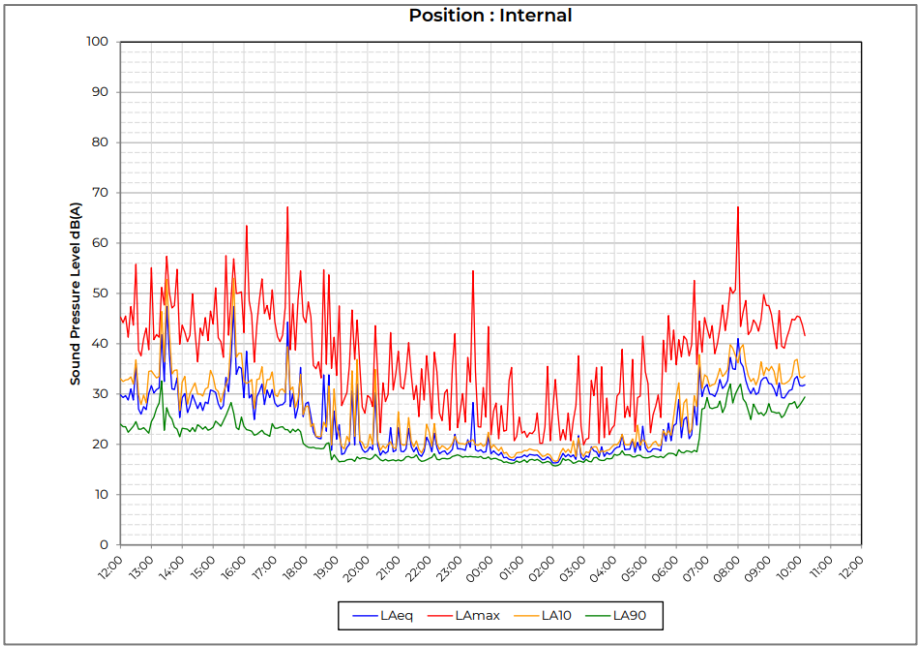

Figure 5 - Thursday 05 Oct to Friday 06 Oct Recorded sound pressure levels (LAeq not exceeding 45dB)

3.10 Indeed, the average recorded sound pressure levels do exceed such guidelines for the external environment. However, the existing double-glazed windows provide an external to internal level difference of around 28-30 dB which fundamentally ensures that the future occupants will not be adversely impacted by exposure to unacceptable noise, vibrations and disturbance from surrounding premises and associated movements of heavy goods vehicles.

3.11 In addition, it has been confirmed by the Council's Public Protection Team that there are no records of noise complaints from the residential properties of No. 43 and 44 Churchfields Road. No.44 is a two-storey dwelling, located c.200 metres north east from the appeal site and situated on the corner of the Estate. The dwelling fronts a key access road to the Estate (Churchfields Road) and has a c. 20 metre rear garden that backs on to a Garage and MOT Centre. It can therefore be argued that the nearby industrial processes and associated traffic cannot be deemed to have unacceptable noise, nor adverse impacts on the amenities of nearby residential propoerties which reinforces the findings of the NIA.



Figure 6 - No. 44 Churchfields Road with open windows

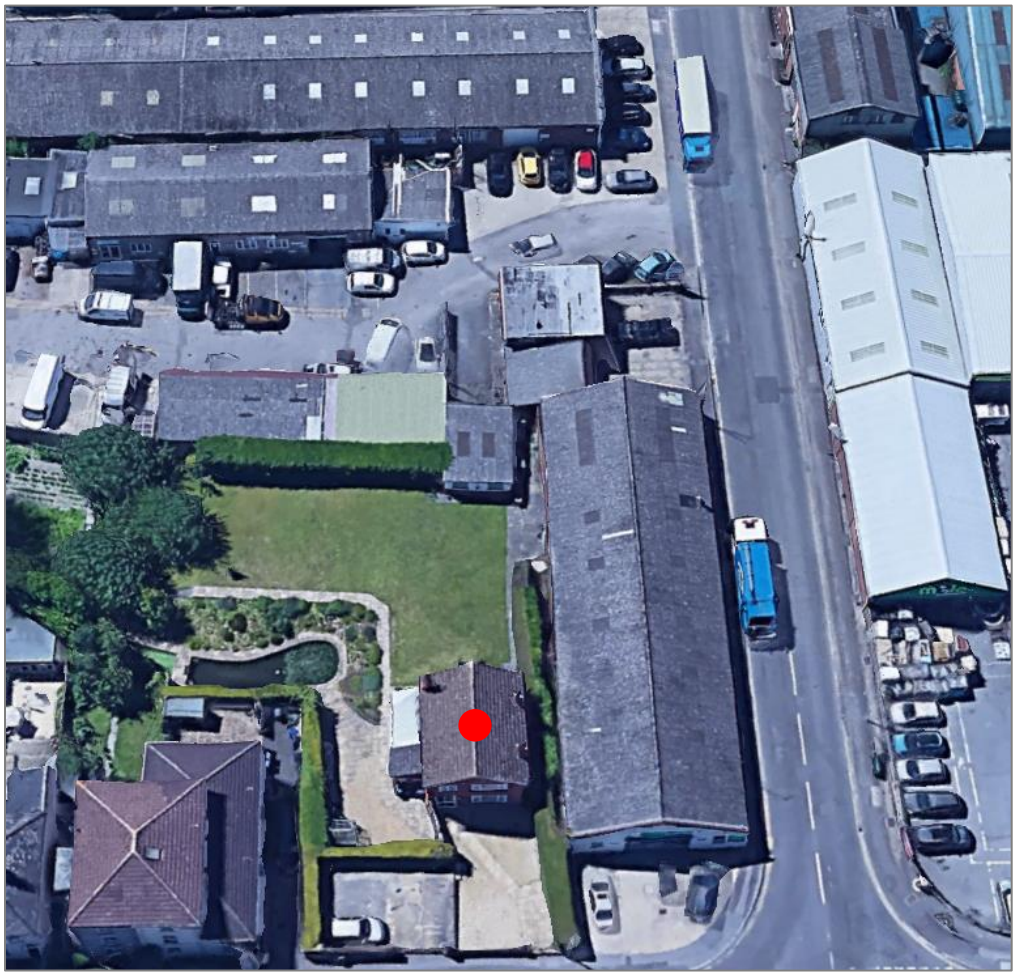

Figure 7 – No. 44 Churchfields Road (represented by red dot) with rear garden backing onto the Industrial Estate

3.12 The Officer argues that the development should not rely on closed windows to mitigate noise from nearby industrial processes or road traffic noise. However, the use of MVHR has been recommended which will deliver fresh air throughout the proposed dwelling and recover heat from the proposal to warm incoming air. Though this will mean that closed windows will serve the proposal, it will ensure that the development has a controlled ventilation system, better air quality, lower humidity, no condensation and homogenous temperatures throughout the dwelling, whilst still ensuring that there is sufficient mitigation against the considered 'relatively benign' soundscape of premises in close proximity. With little explanation from the Officer, it can be considered unreasonable that a MVHR has been deemed unacceptable given that internal noise levels do not regularly exceed 45dB LAeq.

3.13 Furthermore, the appellant is happy to have the installation of a MVHR secured by condition and will consider further sound insulation measures once this appeal is allowed.

3.14 To conclude, the NIA has made evident that the proposal in fact does not fail the requirements of criterion (d) as the average internal sound pressure levels during daytime and nighttime hours were 32 dB LAeq and 24dB LAeq respectively which can be considered acceptable for residential use under BS823 and WHO parameters. Whilst the external monitors were exposed to noise producing events from premises in close proximity which exceed the above guidance, such sporadic sound activity was identified to be infrequent (only 2-4 times a day associated with vehicle loading and unloading) and forms part of Churchfield's background soundscape with no recorded noise complaints from nearby residential properties.

IMPACT ON THE LONG-TERM FUTURE OF THE EMPLOYMENT SITE

3.15 The Officer has concluded that the proposed conversion would introduce an '*incompatible use'* into the established industrial estate which is considered to be an '*important employment site'* for the County and thus fails the requirements of criterion (g) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order.

3.16 Firstly, it can be considered that the proposal is not an 'incompatible' use for the Estate. As acknowledged by the Officer, the WCS allocated Churchfields and Engine Sheds as a strategically important site (where development would be supported) in retaining 5 hectares of employment land and providing 1,100 dwellings. Whilst Core Policy 2 states that '*Masterplans will be developed*

for each strategically important site', the development of mixed-use sites (of which Churchfields is currently allocated as) would be phased over the plan period.

3.17 The WCS (page 389) makes clear that housing mixed use redevelopment would be supported, particularly of which sympathetically capitalises on the assets of the highly sustainable location of the site, such as proximity to the water meadows, town path, Harnham, cathedral views and train station.

3.18 Indeed, such proposal has not been included within a masterplan for the redevelopment of Churchfields, but it can be considered to represent a compatible and an effective use of vacant office space (with anticipated residential amenity concerns already addressed) which not only re-ignites the previous aspirations to regenerate the site as a new mixed-use neighbourhood for Salisbury, but also contributes much needed housing to Wiltshire's housing supply shortfall.

3.19 Secondly, the importance of Churchfields as an important employment site can be further contested. Churchfields is not an allocated 'Principal Employment Area' (which are considered to be '*critical to the economic role of the relevant settlements and/or Wiltshire as a whole')* in the current Local Plan. As a result, we do not believe Wiltshire Council can claim the area to be of critical importance to the economic role of the County, which reasonably would make a residential use incompatible. Whilst the Industrial Estate is recognised as a main employment area in the Central Area Framework, and more recently in the Wiltshire Local Plan Pre-Submission draft 2020-2038 Reg 19, the supporting text (page 116) confirms that the Plan seeks to support the '*evolution and diversification'* of Churchfields with '*incremental adaptation'* and '*gradual change in the character and role of the area'* over the plan period.

3.20 Considering that the office space has been vacant since October 2022, despite sufficient marketing activity at a rateable rental value of £15, 750 per annum determined by VOA, it is clear that there is no interest from businesses in its existing use, and in fact, the ad hoc, 'piecemeal' proposal as the Officer describes truly represents the incremental adaptation and gradual change that is sought from the Reg 19 Draft Local Plan.

3.21 With approximately 200 businesses of varying types and sizes over 33 hectares of land, it is considered unreasonable that Officer concludes the proposed conversion of one vacant office space

to one dwelling would undermine the long-term future of the employment site given that the cumulative floor space changing use would only equate to 180 square metres in a highly sustainable location for mixed-use development.

3.22 Overall, we consider the proposal to meet the requirements of criterion (g) as it cannot be considered reasonable of the LPA to claim that the Estate is of critical importance to the economic role of the County. The conversion of 180 square metres of floor space to residential use would be an effective use of space in a highly a sustainable location and would not undermine the function of the employment site with at least 32 hectares of employment space being retained.

4. CONCLUSION

4.1 The application subject of this planning appeal sought a proposed Class MA change of use and conversion of 1 x (E) (g) (i) offices to 1 X (C3) dwelling.

4.2 The Local Planning Authority can only consider the application if the proposal is considered to satisfy the criteria of Class MA which confirms that the proposed conversion of E (g) (i) offices to (C3) dwelling constitutes permitted development.

4.3 It was deemed by the LPA that the proposal failed to meet criterion (d) and (g) with anticipated adverse noise and disturbance impacts on residential amenity and, on the long-term future of Churchfields as an 'important' employment site.

4.4 Contrary to the beliefs of Wiltshire Council, the NIA findings have demonstrated that the intended future occupants will not be exposed to unacceptable noise and disturbance from surrounding industrial uses as the recorded internal sound pressure levels are considered acceptable for residential use under BS823 and WHO parameters. Though sound emissions from premises in close proximity to the appeal site are considered 'relatively benign', and given also that the Public Protection Team have no records of noise complaints from the residential property of No.44 Churchfields Road, the proposed closed windows and use of MVHR will not only provide sufficient mitigation against the infrequent noise levels exceeding 45dB LAeq, but will also provide further ventilation benefits to the dwelling and overall, satisfy the requirements set out at criterion (d).

4.5 As Churchfields is not an allocated Principal Employment Area in the WCS and was previously considered to be a strategically important site where development for the provision of up to 1,100 homes would be supported, it cannot be considered reasonable of Wiltshire Council to claim that the Estate is of critical importance to the economic role of the County, as otherwise it would have been allocated as a PEP in the current Local Plan. Whilst the Council have since acknowledged the site to be a Main Employment Area in the Wiltshire Local Plan Pre-Submission draft 2020-2038 Reg 19, the proposal can be considered to be an effective use of vacant office space which truly represents the '*incremental adaptation'* and gradual '*evolution and diversification'* of Churchfields that is sought from the emerging Reg 19 Local Plan.

4.6 If it can be considered that the Estate is of critical importance to the economic role of the County, such incremental adaptation of vacant office space (which only totals a converted floor space of 180 square metres) would not undermine the function of the employment site with at least 32 hectares of employment space being retained. This therefore reinforces that the proposed Class MA conversion would have no adverse impact on the use of Churchfields for industrial or employment processes and thus satisfies criterion (g).

4.7 Owing to the above and with the lack of any significant disadvantages in relation to impacts on transport, contamination, flooding and conservation, under the criteria of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order, it has been made evident that the proposal does constitute permitted development and this appeal should be allowed.



Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Refusal of Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses

Application Reference Number: PL/2023/09224

Decision Date: 12th December 2023

Applicant:	Mr D Glanville C/O Agent
Particulars of Development:	Change of use of vacant office to 6 bed dwelling.
At:	Prestex House, 7-8 Edison Road, Salisbury, SP2 7NU

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that **prior approval is refused** for the following reason(s):

Refusal Reason(s): (2)

1 The proposal will introduce a residential use into a very noisy location which will result in the amenities of any future occupants being adversely impacted by significant levels of noise, vibrations and disturbance from not only the surrounding uses (which would also share a building with this proposal); but also by the type of traffic and associated heavy vehicle movements generated by such uses at all times of the day/night. The proposals are therefore considered to fail the requirements of criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and is contrary to the provisions of the National Planning Policy Framework; National Design Guide; Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Place Shaping); and the Council's Consultation Guidance Note: Noise and Vibration.

2 The piecemeal introduction of a residential use into the established Churchfields Industrial Estate will undermine and adversely affect the long term future of this important employment site for the County. The proposals are therefore considered to fail criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and are contrary to the provisions of Wiltshire Core Strategy policies CP2 (Delivery Strategy); CP20 (Salisbury Community Area) and the Churchfields and The Engine Sheds Site

Allocation. The proposals are also considered to undermine the Council's intentions to designate Churchfields as a Principal Employment Site and the provisions of the Emerging Wiltshire Local Plan policies 22, 31, 34 and 65

Parvis Khansari - Corporate Director, Place

CASE OFFICER'S REPORT

Application Reference:	PL/2023/09224
Site:	Prestex House, 7-8 Edison Road, Salisbury, SP2 7NU
Date site notice posted:	10.11.2023
Publicity Expired:	01.12.2023
Extended Target Date:	28.12.2023

SITE DESCRIPTION:
The site is situated within the defined settlement boundary of Salisbury, which is designated as a Principle Settlement by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). It is surrounded on all sides by other industrial units and roads leading through the wider, established Industrial Estate known as Churchfields. The wider Churchfields Estate is defined on its northern boundary by the railway line feeding Salisbury Train Station to the north east of the site. All other peripheral boundaries of the wider estate are contained by the River Avon.

This site is situated on the corner of Edison Road and Stevenson Road. It currently consists of a two storey industrial unit with commercial uses (currently EuroParts, a B8 use with ancillary retail trade counter) operating at ground floor; and offices at first floor. It is of functional design, predominantly of brick construction with an interesting curved and pitched roof line. This application involves the southern part of the first floor of the building, which the supporting documentation confirms was, until October 2022, in use as an office (Use Class E(g)(i)). A ground floor pedestrian entrance to the first floor offices is gained on the southern elevation. The eastern, southern and western elevations of the first floor offices are fully glazed. Parking for the building is situated along the southern elevation of the building and served off Edison Road. The supporting documentation confirms that 5 of these are available for this part of the building.

The site is situated within the catchment of the River Avon Special Area for Conservation (SAC); and within the 13.8 kilometre recreational buffer for the New Forest SAC, Special Protection Area (SPA) and RAMSAR site. Whilst the site is situated in FZ1, despite what the supporting documentation suggests, it is in an area at high risk of ground water flooding as determined by the Council's Strategic Flood Risk Assessment (SFRA).

PROPOSAL:
This is a prior notification application proposing the change of use of the existing first floor accommodation in this part of Prestex House, from offices (Use Class E(g)(i)) into a single residential unit. The application is put forward in line with the provisions of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), which allows the change of use of commercial, business and service uses to dwellinghouses.

The plans identify that the new residential use will have 6 bedrooms, a small kitchen and living room and bathroom facilities. It is to benefit from 5 parking spaces but no garden provision. The layout and proposals are more akin to that of a House in Multiple Occupation (HMO) (which is in Use Class C4) rather than as a family dwelling (Use Class C3). However in order to benefit

from this prior approval provisions of Class MA, the new use must fall within the C3: Dwelling House use class and therefore the change of use to a HMO would not be allowed under this Class MA route. Despite the layout the application form does suggest that the intended use is as a 6 bed residential dwelling (Use Class C3) and so the application will be considered as such accordingly, as even if this is deemed acceptable by the Local Planning Authority, its subsequent use as an HMO would need planning permission.

A Covering Letter accompanies the application, setting out how it is believed that the proposals comply with the criteria in Class MA of the GPDO. This suggests that a Noise Assessment has been carried out but this did not accompany the application and was submitted too late to be considered as part of this Class MA assessment.

RELEVANT PLANNING HISTORY:

S/1996/0143	From light industrial to B2 (general industrial). Permission – 20.03.1996
S/2012/1411	Erection of 1 x non illuminated fascia sign to front and 1 x illuminated sign to side retrospective. Consent – 06.11.2012
S/2012/1422	Change of use from B2 general industrial to B8 storage and distribution with ancillary trade counter and ancillary offices. Permission – 05.12.2023

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Town & Country Planning (Permitted Development) (England) Order 2015 (as Amended) (GPDO)

PRIOR NOTIFICATION PROCESS:

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations. In some cases the permitted development right will require the Local Planning Authority to approve certain matters (a process generally referred to as 'prior approval').

Class MA of Part 3 of Schedule 2 to the GPDO permits the change of use of a building and any land within its curtilage from a use falling within Use Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a use falling within Use Class C3 (dwellinghouses) of Schedule 1 of the Order. As is stated above, this application thus seeks the change of use of the former offices (Use Class E) into a 6 bed dwelling (Use Class C3) and the application for prior approval has been submitted on that basis to be considered against the provisions of Class MA of the GPDO.

In accordance with Class MA condition MA.2, before beginning the development the applicant is required to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to:

(a) Transport impacts of the development, particularly to ensure safe site access;
(b) contamination risks in relation to the building;
(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;
(e) where—
  (i) the building is located in a conservation area, and
  (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
(h) where the development involves the loss of services provided by—
  (i) a registered nursery, or
  (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 200657 , the impact on the local provision of the type of services lost; and
(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The provisions of Paragraph W of Part 3 of the GPDO are also relevant to this process as it sets out the procedure for applying for prior approval. It states that the Local Planning Authority must have regard to the National Planning Policy Framework in so far as it is relevant to the subject matter of the prior approval, although there is no requirement to have regard to the development plan in the consideration of such an application.

REPRESENTATIONS:

Highways – No Objection

- The location is the site is in the middle of Churchfields Industrial Estate and I know you will assess the suitability of the location for a residential dwelling.
- As far as parking is concerned, adequate off street parking is proposed for the development
- it is considered that the proposal would not be detrimental to highway safety.
- I wish to raise no highway objection.

Public Protection – Objection

- The development site is in the middle of the busy Churchfields Industrial Estate, and is in close proximity to some very noisy industrial businesses and plant.
- In addition the development site is likely to be impacted by noise and vibration from significant heavy goods vehicle movements on the industrial estate.
- A noise impact assessment has not been submitted with the application.
- I am of the firm belief that an acoustic report would not adequately demonstrate internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014, or that maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.
- The development should not rely on closed windows to mitigate noise from nearby industrial processes or road traffic noise, and the principles of good acoustic design should be followed (see chapter 5 of the attached Planning Consultation Guidance Note: Noise and Vibration).
- On these grounds I recommend refusal of this application.

- With regards to Contaminated Land, a ground investigation report has not been submitted.
- The report should be secured by condition on any allowed decision

Salisbury City Council – Objection
- Salisbury City Council objects in support of the comments made by the public protection officer regarding noise and contaminated Land
- Also the plans are not in keeping with the areas design code

Letters – 1 letter of objection received. The following comments made:
- Edison Road, on Churchfields INDUSTRIAL Estate, services over 12 trade and commercial business.
- Every day, the road is extremely busy with cars, vans, HGV's and fork trucks, and is not a suitable environment for residential tenants.
- Although the plans show some allocated parking spaces, if this is exceeded, where would they park, as parking is already at a premium on the estate.

Letters – 1 letter of comment received. The following comments made:
- I support the possible redevelopment of this site for residential purposes however Churchfields Road is in no way bike friendly.
- The whole of the road should be become a segregated bike line for safe use to and from the railway station.
- Until this is completed bike and walking is not a good experience particularly towards the railway station.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Whether the proposal constitutes permitted development
- Whether the prior approval of the Local Planning Authority is required

If the proposals are considered to satisfy the provisions of Class MA, this effectively confirms that the proposed conversion of these redundant offices into residential units is permitted development and does not need planning permission. The principle of the proposed change of use is therefore established. The Local Planning Authority can only consider the acceptability of the detailed scheme against the very limited criteria set out in the Class (above).

PLANNING ASSESSMENT:
As is identified above, Class MA of the GPDO confirms that *'Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order'*, is permitted development. Whilst currently vacant, the existing building's last use was as offices and this part of the GPDO is therefore applicable to its proposed conversion into residential units.

There are also a number of caveats to this general acceptability set out in paragraphs MA.1, MA.2 and MA.3 of this Class. These will also therefore be assessed in more detail below.

Paragraph MA.1 Permitted Development Criteria:
Paragraph MA.1 of this Class confirms that Development is not permitted by Class MA unless the following criteria are met.

(a) the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

As is identified above, the supporting documentation confirms that the last user of the offices vacated the building in October 2022 and that the offices have since been vacant ever since. During a site visit it was noted that the offices are currently being marketed The building has therefore been vacant for a continuous period of at least 3 months prior to the submission of this application and thus this criterion is satisfied.

(b) the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Subparagraph (2) confirms the classes mentioned in sub-paragraph (1)(b) are -

(a) the following classes of the Schedule as it had effect before 1st September 2020—
- ***(i) Class A1 (shops);***
- ***(ii) Class A2 (financial and professional services);***
- ***(iii) Class A3 (food and drink);***
- ***(iv) Class B1 (business);***
- ***(v) Class D1(a) (non-residential institutions – medical or health services);***
- ***(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);***
- ***(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink);***

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2)

The supporting documentation confirms that the building was used as office space prior to 2022 (which previously constituted a use falling within Use Class B1, but now constitutes Use Class E (g)(i)). The proposals therefore satisfy the requirements of this criterion.

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The first floor office space that is the subject of this prior approval application consists of 180 square metres of floor space. This is well within this footprint allowance set out in this criterion.

(d) if land covered by, or within the curtilage of, the building—
- ***(i) is or forms part of a site of special scientific interest;***
- ***(ii) is or forms part of a listed building or land within its curtilage;***
- ***(iii) is or forms part of a scheduled monument or land within its curtilage;***
- ***(iv) is or forms part of a safety hazard area; or***

(v) is or forms part of a military explosives storage area;

The site does not form part of a Site of Special Scientific Interest (SSSI). The building is not listed and does not sit within the curtilage of a listed building. The site is not a scheduled ancient monument (SAM) or with the curtilage of a SAM. The site is not within a safety hazard area and does not form part of a military explosive storage area. The proposals therefore comply with the restrictions set out in this criterion.

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;

The site and building that is the subject of this application are not in an Area of Outstanding Natural Beauty (AONB); are not in an area specified by the Secretary of State as part of the Wildlife & Countryside Act 1981; and are not in the Broads; a national park; or World Heritage Site (WHS). The proposals therefore also comply with the restrictions set out in this criterion.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

The supporting documentation has confirmed that the site is not occupied under an agricultural tenancy and therefore the proposals satisfy this criterion

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

No applications under Class O of the GPDO have ever been submitted for this site/building and no Article 4 directive has been issued that concerns this site or building. This criterion is also therefore satisfied.

The proposals therefore satisfy the permitted development criteria.

Paragraph MA.2 Prior Approval criteria:

Paragraph MA.2 of the Class confirms that before any such development occurs the developer must apply to the Local Planning Authority for a determination as to the potential impacts of the development on transport; contamination; flooding; noise; and conservation areas. It also confirms that such development must be assessed with regard the amount of natural light that is afforded to the new unit/s; any potential conflict between uses if the new residential development is to be introduced into a wider industrial site; if the proposals involve the loss of

important services; and whether it meets fire safety requirements. This paragraph also confirms that such a prior notification application must not be submitted prior to 1st August 2021 and states that Class W of the GPDO is relevant to the Local Planning Authority's prior approval considerations.

Paragraph MA.2 finally confirms that any such successful prior notification development must be completed within a period of 3 years starting with the prior approval date; and that any building permitted to be used as a dwellinghouse under this Class must remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse – hence the statement above about the potential future use as a C4: HMO use.

In considering whether prior approval is required, the Local Planning Authority must have regard as to whether the development would result in an adverse impact for the following matters:

(a) transport impacts of the development, particularly to ensure safe site access:

As is identified above, the site is situated within the middle of an existing industrial estate and is completely surrounded by other industrial uses. It is defined on two boundaries by roads leading through the estate. The site is within walking distance to the Salisbury Train Station and is a short walk to the City Centre. It is therefore considered to be in a sustainable location.

The site already benefits from 5 onsite parking spaces but no turning provision. However Edison Road, which serves these parking spaces, is a no through road. The Highway Authority has therefore confirmed that the level of parking proposed is sufficient to serve the intended use and the proposals will not result in any implications for highway safety. No objections have been raised in this regard accordingly.

(b) contamination risks in relation to the building:

Local concern has been raised about the potential contamination of the site, given its position within an established industrial estate. However the Council's Public Protection Team considers that any potential contamination of the site could be controlled by condition and so has raised no objection in this regard.

(c) flooding risks in relation to the building:

The site is situated in Flood Zone 1 and is under 1 hectare in size. Despite what is alleged by the supporting documentation, the site is however situated within an area at high risk of ground water flooding, as identified by the Strategic Flood Risk Assessment (SFRA) for the area.

The proposals however involve a straight conversion of the building with no extensions. It also involves the conversion of a first floor accommodation only. No habitable accommodation, other than a shared lobby and stairwell, is to be provided at ground floor.

As the site is in Flood Zone 1, it is not a flood risk zone that requires consultation with the Environment Agency or submission of a Flood Risk Assessment (FRA) under paragraph W (Procedure for applications for prior approval under Part 3). It is therefore considered that the prior approval of the Local Planning Authority is not required in respect of Flooding risks. If this scheme were heading for approval, an informative could however be included on the decision advising the applicant of the risk of groundwater flooding and that they may wish to incorporate flood mitigation measures (which may require separate planning approval) accordingly.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The proposals involve the conversion of first floor office accommodation into a residential use. The northern elevation of the existing offices however abuts the remainder of the upper level of the larger building known as Prestex House; and the ground floor (and this residual upper level) of the building is in lawful use as a B2: General Industry use. B2 uses are not generally considered to be compatible in terms of potential noise and disturbance with a residential use.

The site is also situated in the middle of an established Industrial Estate with a mix of B2, B8 and E uses operating, with associated plant and vehicle movements, in the immediate vicinity of the site. It is also bounded on two sides by a road, one of which (Stevenson Road) is one of the main roads leading through the Industrial Estate to the City's Council Tip. Overall it is therefore considered that the former offices are situated in a very noisy location and are surrounded, not just adjacent to but above and sharing a building with, incompatible uses which is thus likely to result in significant implications for the future residential amenities of the unit. The Council's Public Protection Team has therefore raised concern that any future occupants of the dwelling are likely to be significantly impacted by noise and vibration from both the surrounding industrial uses; as well as the significant heavy goods vehicle movements around the industrial estate in the vicinity of the site.

Whilst it is clear that a noise assessment has been undertaken by the applicant, this was not submitted in support of the application and could not be accepted at such a late stage in the process. The Council's Public Protection Team are however of the firm belief that any such acoustic report would not be able to adequately demonstrate internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014; or that maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

In addition, the supporting documentation suggests that any impact can be addressed by the installation of mechanical ventilation, which the applicant is happy to have conditioned so that windows etc do not need to be opened in order to ventilate the new habitable rooms. This is not however considered to be an acceptable solution to overcome serious concerns with regards to noise; or to mitigate noise/vibration from nearby industrial processes and heavy road traffic; and does not follow the principles of good acoustic design set out in the Council's Consultation Guidance Note: Noise and Vibration. It will also result in a very contrived form of development that would not represent a good standard of residential living accommodation advocated by the National Design Guide, as

future residents of the proposed 6 bed family home would have no access to a garden or fresh air within the unit.

The proposals are therefore considered to be unacceptable in terms of the potential for significant impacts of noise and vibration for the amenities of the future occupants of the proposed family dwelling, and thus the proposals fail this criterion.

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The site is not situated in a conservation area. This criterion is not therefore applicable to the consideration of this application.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

As is identified above, the eastern, southern and western elevations of the first floor of this existing building are fully glazed. The proposed layout puts all habitable rooms along the southern and western elevations of the building and all will therefore have good access to natural, predominantly south facing light. It is therefore considered that this criterion would be satisfied.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

As is identified above, the site is situated in the middle of an established industrial estate. The supporting documentation suggest that as Churchfields is allocated as part of the adopted Wiltshire Core Strategy (WCS) policy CP2 (Delivery Strategy) for its redevelopment with a mixed employment (5 Hectares) and 1,100 house use, the Local Planning Authority cannot argue that it is an important industrial site that needs to be retained for such a purpose.

However the WCS makes it clear that the redevelopment of Churchfields will only come forward as part of a comprehensive redevelopment of the whole estate through a detailed masterplan. It also states that this will not be supported until an appropriate site/s have been identified for the existing employment uses operating out of Churchfields to relocate to.

Since the WCS was adopted in 2015 this has not occurred, there is still no masterplan for the industrial estate; there is no dedicated employment sites onto which the 33 hectares of existing employment uses at Churchfields can relocate; and the industrial estate continues to thrive. Furthermore, the new draft Local Plan that is currently at Reg 19 stage and has recently been out for public consultation, allocates Churchfields as a Principal Employment Site (under draft policies 22, 31, 34 and 65). Therefore it is clear that the Council *does* consider this to be an important employment site that has thus far failed to

be relocated elsewhere and so the future direction of travel is to safeguard its long term future at Churchfields, as one of the County's main employment sites. It is not considered that the piecemeal redevelopment of Churchfields with one off, ad hoc residential proposals would be appropriate and is likely to undermine its future longevity as an employment site.

It is therefore considered that this scheme would adversely impact the use of Churchfields for industrial/employment purposes and thus this application therefore also fails this criterion.

(h) where the development involves the loss of services provided by—
(i) a registered nursery, or
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 200657 , the impact on the local provision of the type of services lost; and

As is identified above, this site was last used in 2022 as offices. The current site is vacant. The proposals will not thus result in the loss of nursery or health care services.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The proposed change of use is not likely to result in an additional fire safety impact for the future occupants of the building.

Other Matters:
The procedural notes for permitted development, in clause 3 of the GPDO raises a few other matters that are also relevant to this prior notification application:

(1) **Subject to the provisions of this Order and regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.**

As is identified above, this site falls within the catchment of the River Avon SAC and thus has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The site is also within the recreational buffer of the New Forest SAC, SPA and RAMSAR sites and thus the creation of a new household in this area has potential to increase pressure on these designations. The provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) are therefore relevant to the development, regardless of the outcome of this application.

However as is identified above, the matters of ecology and protected species are not issues that are identified in the Class MA criteria for consideration as part of the prior notification process. It is also not appropriate to insist that the applicant instead applies for planning permission on this matter.

However this part of the overall GPDO makes it clear that permitted development rights do not override the requirements of the Conservation of Habitats and Species Regulations (the Habitats Regs) and that Regulations 75-78 still apply. The Habitats Regs address the requirements for protecting sites that are internationally important for threatened habitats and species (for example, as is relevant in this instance, SACs and SPAs (often referred to as European Sites). This includes a requirement for assessment of 'plans and projects' by 'the competent authority' (e.g., the local planning authority) which are likely to have a significant effect on the sites.
Regulation 75 of the Habitats Regs states that it is a condition of any planning permission granted by the GPDO made on or after 30 November 2017 for development which is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and which is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 77. Essentially the purpose of Regulation 75 is to, therefore, ensure that, when necessary, permitted development is subject to Appropriate Assessment in the same way as development requiring a planning application.

Regulation 77 sets out the process for applying for the written approval of the local planning authority as to whether the development is likely to have an adverse effect upon the integrity of a European Site. It states that an application to the local planning authority for approval, must be made with a relevant fee paid. This process is outside of the Class MA considerations and is undertaken separately to the Class MA Prior Notification Procedure.

This part of the GPDO however confirms that the approved permitted development cannot be lawfully commenced until the application under Regulation 77 of the Habitats Regs has been made and approved by the local planning authority. Therefore, and although a Prior Notification application can be approved without the Appropriate Assessment taking place, the commencement of the development cannot lawfully happen until the separate application under Regulation 77 is approved. If the application were heading towards an approval, an informative would be attached to the decision to draw this to the applicant's attention.

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the 35 S.I. 2010/490. Commented [S19]: Replaced by 2017 No. 1012 (Page 12 of 266) Department for Communities and Local Government on 27th March 201536 .

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.

In this instance, the existing building is to be converted into 1 family sized dwelling. The 6 bed family home is to measure approximately 180 square metres in footprint. The National Described Space Standards (NDSS) require 6 bed, single storey dwellings to

have at least 125 square metres of floor space. The proposals therefore meet the size standards for such a size of unit and is acceptable in this regard.

CONCLUSION:
The proposed development is considered to comply with all of the criteria set out in paragraph MA.1 of Class MA of the GPDO, thereby making it development that *could* benefit from this permitted development provision.

However it is not considered that the detailed development would result in an appropriate form of development in this existing industrial estate and is likely to result in unacceptable noise and disturbance from surrounding industrial uses as well as traffic noise, for the future occupants of the new dwelling, thus adversely affecting their residential amenities.

The conversion of this commercial office to a residential use will also introduce an incompatible use into the established industrial estate, which is considered to be an important employment site for the County. This piecemeal, ad hoc proposal is therefore likely to undermine the Council's plans for Churchfields and it is therefore considered that prior approval is required and that the approval should be refused for these proposals.

RECOMMENDATION:
Prior Approval Required and Refused

1) **The proposal will introduce a residential use into a very noisy location which will result in the amenities of any future occupants being adversely impacted by significant levels of noise, vibrations and disturbance from not only the surrounding uses (which would also share a building with this proposal); but also by the type of traffic and associated heavy vehicle movements generated by such uses at all times of the day/night. The proposals are therefore considered to fail the requirements of criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and is contrary to the provisions of the National Planning Policy Framework; National Design Guide; Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Place Shaping); and the Council's Consultation Guidance Note: Noise and Vibration.**

2) **The piecemeal introduction of a residential use into the established Churchfields Industrial Estate will undermine and adversely affect the long term future of this important employment site for the County. The proposals are therefore considered to fail criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and are contrary to the provisions of Wiltshire Core Strategy policies CP2 (Delivery Strategy); CP20 (Salisbury Community Area) and the Churchfields and The Engine Sheds Site Allocation. The proposals are also considered to undermine the Council's intentions to designate Churchfields as a Principal Employment Site and the provisions of the Emerging Wiltshire Local Plan policies 22, 31, 34 and 65**



Property

1 St Flr Prestex House 7-8, Edison Road, Salisbury, SP2 7NU

Contents

- Valuation
- Help with current valuation
- Compare properties

Valuation

Current rateable value (1 April 2023 to present)

£15,750

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Estimate your business rates bill

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£15,750
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£12,000

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Valuation details , Hide

Description Help with Description
Offices and premises
Local council
Wiltshire
Local council reference Help with Local council reference
N26105020003200
Rating list Help with Rating list

2023

Effective date Help with Effective date

1 April 2023

Valuation scheme reference Help with Valuation scheme reference

601415

Base rate Help with Base rate

£110.00

Measurement method Help with Measurement method

Net internal area

Transitional relief certificate issued Help with Transitional relief certificate issued

No

Special category code Help with Special category code

203G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a ‘rental’ method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of valuation scheme 601415 which groups comparable properties together.

More about how business properties are valued

Offices floor areas

Description	Area m²/unit	£ per m²/unit	Value Help with Value
First floor office	64.5	£115.50	£7,450
First floor kitchen	6.9	£110.00	£759
First floor office	68.7	£110.00	£7,557
Total	**140.1**		**£15,766**

Valuation

Total value	**£15,766**
Rateable value (rounded down)	**£15,750**

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acoustics

clarkesaunders.com



PREPARED: Wednesday, 18 October 2023

PRESTEX HOUSE, SALISBURY

NOISE IMPACT ASSESSMENT

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LIST OF ATTACHMENTS

AS13246/SP1 Site Plan
AS13246/TH1-TH6 Environmental Sound Time Histories

APPENDIX A Acoustic Terminology
APPENDIX B Summary of BS4142 Assessment Methodology

Project Ref:	AS13246	**Title:**	Prestex House, Salisbury
Report Ref:	AS13246.231013.R1	**Title:**	Noise Impact Assessment
Client Name:	Middle Street Properties		
Project Manager:	Michael Symmonds		
Report Author:	Michael Symmonds		

Clarke Saunders Acoustics
Winchester SO22 5BE

This report has been prepared in response to the instructions of our client. It is not intended for and should not be relied upon by any other party or for any other purpose.

1.0 EXECUTIVE SUMMARY

1.1 An assessment has been conducted of the proposed change of use from office to residential at first floor level of Prestex House, Salisbury.

1.2 The acoustic environment in the vicinity of the site is primarily determined by industrial and commercial sound sources on the wider industrial estate. Whilst it is acknowledged that future industrial and/or commercial tenants may conduct different activities under the permitted use, sound emissions from the current tenants of the premises in close proximity to the site are generally relatively benign, with sporadic activity contributing to the sound climate.

1.3 Sound survey results have been used to demonstrate that the current sound levels within the vacant office space are within the desirable targets for a residential dwelling. It has been identified that provision for alternative means of increased ventilation rates or cooling should be included, such that the future residents would not have to rely on opening windows to control overheating.

2.0 INTRODUCTION

2.1 A change of use from office to residential is proposed at Prestex House, Salisbury.

2.2 Clarke Saunders Acoustics (CSA) has been appointed to assess the acoustic conditions to which the future residents would be exposed, noting the industrial and commercial surroundings.

2.3 Sound survey data measured outside and inside the vacant office spaces will be used to assess suitability, referring to BS8233:2014 *Guidance on sound insulation and noise reduction for buildings* (BS8233) and BS4142:2014+A.1:2019 *Methods for rating and assessing industrial and commercial sound* (BS4142).

2.4 A glossary of acoustic terminology used throughout this report is provided at Appendix A.

3.0 SITE DESCRIPTION

3.1 The application site is first floor level of Prestex House, situated on Edison Road in Churchfields Industrial Estate, within the same building as a Euro Car Parts store. At present, the site consists of vacant office space, with double glazed windows, a metal frame suspended ceiling and an exposed hard floor finish.

3.2 A residential corridor will run along the separating wall shared with Euro Car Parts, providing an acoustic buffer zone between the commercial premises and habitable rooms, which are proposed to be located on the façade, facing Edison Road.

3.3 On the opposite side of Edison Road is Aquaflex Limited, a swimming pool supply business, with Howdens Kitchen Furniture depot next to this. The neighbouring premise to the west of the site is a bathroom supply shop.

4.0 RELEVANT STANDARDS AND GUIDANCE

4.1 BS8233 AND WHO GUIDELINES

4.1.1 BS8233 provides guidance on desirable internal ambient noise levels in residential dwellings, as a result of 'anonymous' noise, such as that from road traffic.

4.1.2 The desirable ambient noise levels in dwellings are shown in Table 4.1.

ACTIVITY	LOCATION	07:00 TO 23:00	23:00 TO 07:00
Resting	Living Room	35 dB $L_{Aeq,\ 16\ hour}$	-
Dining	Dining Room	40 dB $L_{Aeq,\ 16\ hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,\ 16\ hour}$	30 dB $L_{Aeq,\ 8\ hour}$

Table 4.1 – *BS8233 Desirable internal ambient noise levels*

4.1.3 In addition to these desirable average noise levels, the World Health Organisation's Guidelines for Community Noise (1999) suggests that internal maximum noise levels should not regularly exceed L_{AFmax} 45dB.

4.2 BS4142

4.2.1 BS4142 provides a methodology to assess the likelihood of adverse impact arising from sound generated by industrial and commercial sound sources. Context forms an important part of the Standard.

4.2.2 A summary of the BS4142 assessment methodology is provided at Appendix B.

5.0 SOUND SURVEY

5.1 PROCEDURE AND EQUIPMENT

5.1.1 A survey of the existing ambient sound levels was undertaken at first floor level, with one monitor located inside the vacant office space, and one installed out of a window, circa 1.5m from the facade. These monitoring locations are shown in site plan AS13161/SP1.

5.1.2 Measurements of consecutive 5-minute L_{Aeq}, L_{Amax}, L_{A10} and L_{A90} sound pressure levels were taken between Tuesday 3rd October 2023 and Friday 6th October 2023.

5.1.3 Attended measurements and observations were also taken at ground floor level at the position shown in the site plan, to aid in the identification of specific sound sources.

5.1.4 The following equipment was used during the course of the survey:

- Rion data logging sound level meter type NA28;
- Rion data logging sound level meter type NL52;
- Norsonic sound level meter type 118;
- Rion sound level calibrator type NC-74.

5.1.5 The calibration of the sound level meters was verified before and after use. No significant calibration drift was detected in either meter.

5.1.6 The weather during the survey was generally dry with light winds, which are suitable conditions for the measurement of environmental sound.

5.1.7 Measurements were made following procedures in BS4142 and BS7445:1991 (ISO 1996 2-1987) *Description and measurement of environmental noise Part 2: Acquisition of data pertinent to land use.*

5.2 SURVEY RESULTS

5.2.1 The premises in close proximity to the site were relatively quiet, with primary specific sources generated by more distant premises on the wider industrial estate. Sound identification could not be fully established, owing to the distant sources and large industrial estate.

5.2.2 It is acknowledged that the premises in close proximity to the site are likely to produce sound generating events, such as that from loading activity, although this did not occur during the site visits.

5.2.3 The external acoustic environment was influenced by vehicle passbys and engine sounds, with more distant sources including reversing alarms, background fan sound, and occasional events such as metallic clanging sounds.

5.2.4 Within the vacant office space, the acoustic environment was more subdued, primarily determined by external sound intrusion. Internal noise transfer from Euro Car Parts was not noticeable.

5.2.5 Figures AS13246/TH1-TH6, attached, show the L_{Aeq}, L_{Amax}, L_{A10} and L_{A90} sound pressure levels as time histories at the survey positions.

5.2.6 The measured typical background, average and typical maximum sound levels from the survey are shown in Table 5.1.

MONITORING LOCATION	MONITORING PERIOD	TYPICAL LOWEST* $L_{A90,5MINS}$	AVERAGE $L_{Aeq,T}$	TYPICAL HIGHEST⁺ L_{AFmax}
External	Daytime 07:00-23:00 Hours	35 dB	61 dB	-
	Night-time 23:00-07:00 Hours	30 dB	53 dB	73 dB
Internal	Daytime 07:00-23:00 Hours	-	32 dB	-
	Night-time 23:00-07:00 Hours	-	24 dB	42 dB

Table 5.1 – Typical measured background and average noise levels [dB ref. 20µPa]

*Typical lowest background derived from 10th percentile of relevant dataset

⁺Typical highest background derived from 90th percentile of relevant dataset

5.2.7 Comparison of the external and internal sound levels suggest that the existing double glazing provides an external to internal level difference around 28-30dB.

5.2.8 The existing reverberant conditions within the vacant office space have an effect on this difference. In smaller more absorptive spaces (i.e. residential rooms), the external to internal level difference could be expected to increase by around 1-2dB.

6.0 DISCUSSION

6.1 Owing to the site being located in an industrial estate, the ambient and underlying background sound climate are both determined by industrial-related activity. It is not, therefore, feasible to assess specific sound sources against the underlying background measured in the absence of industrial activity, as per the guidance within BS4142. The lack of external residential amenity areas also means the future occupants would only experience the sound within the property. As a result, it is not considered appropriate to conduct a formal BS4142 assessment.

6.2 The internal sound levels shown in Table 5.1 are within the desirable targets provided in BS8233 and WHO. Whilst these targets are provided for anonymous sound sources, such as that from road traffic, the main soundscape at the site is determined by relatively distant and continuous industrial sound, and vehicular traffic on Edison Road. This indicates that the internal sound levels could be considered appropriate for residential use, given the current sound sources.

6.3 It is anticipated that the short-term acoustic events that produce external sound levels around $L_{Aeq,5min}$ 70-73dB are caused by vehicular activity on Edison Road. For reference, these sound levels are commensurate with measurements of van and lorry manoeuvring and loading activities, taken by CSA at other industrial sites and urban roads. Corresponding short-term internal sound levels were in the range $L_{Aeq,5min}$ 43-48 dB, which would be distinctive and likely to attract attention within the rooms. These events are relatively infrequent, however, only occurring 2-4 times a day over the course of the survey.

6.4 Consideration has also been given to the noise risk during an overheating scenario. Whilst industrial sound sources are outside the scope of the Acoustic Ventilation and Overheating Guide (AVOG), reference has been made to this document to allow the noise risk to be quantified.

6.5 The external sound levels are at a range that indicates a possible risk of adverse effect when windows are open during an overheating scenario, meaning small behaviour changes and some sleep disturbance may occur. Given the industrial nature of the sound during the day, a greater likelihood of adverse impact may be expected.

6.6 To control internal sound levels to alleviate or prevent an overheating scenario, it would be prudent to provide an alternative means of increased ventilation rates or cooling, such as a mechanical ventilation system or comfort cooling.

6.7 Whilst the current premises in close proximity to the site are understood to be generally acoustically benign, is it acknowledged that future occupiers could conduct different activities at different times, resulting in different sound levels.

6.8 Whilst the residential corridor will provide an acoustic buffer zone between Euro Car Parts and the habitable spaces, the internal building fabric would be designed such that internal sound transfer is appropriately controlled.

7.0 CONCLUSIONS

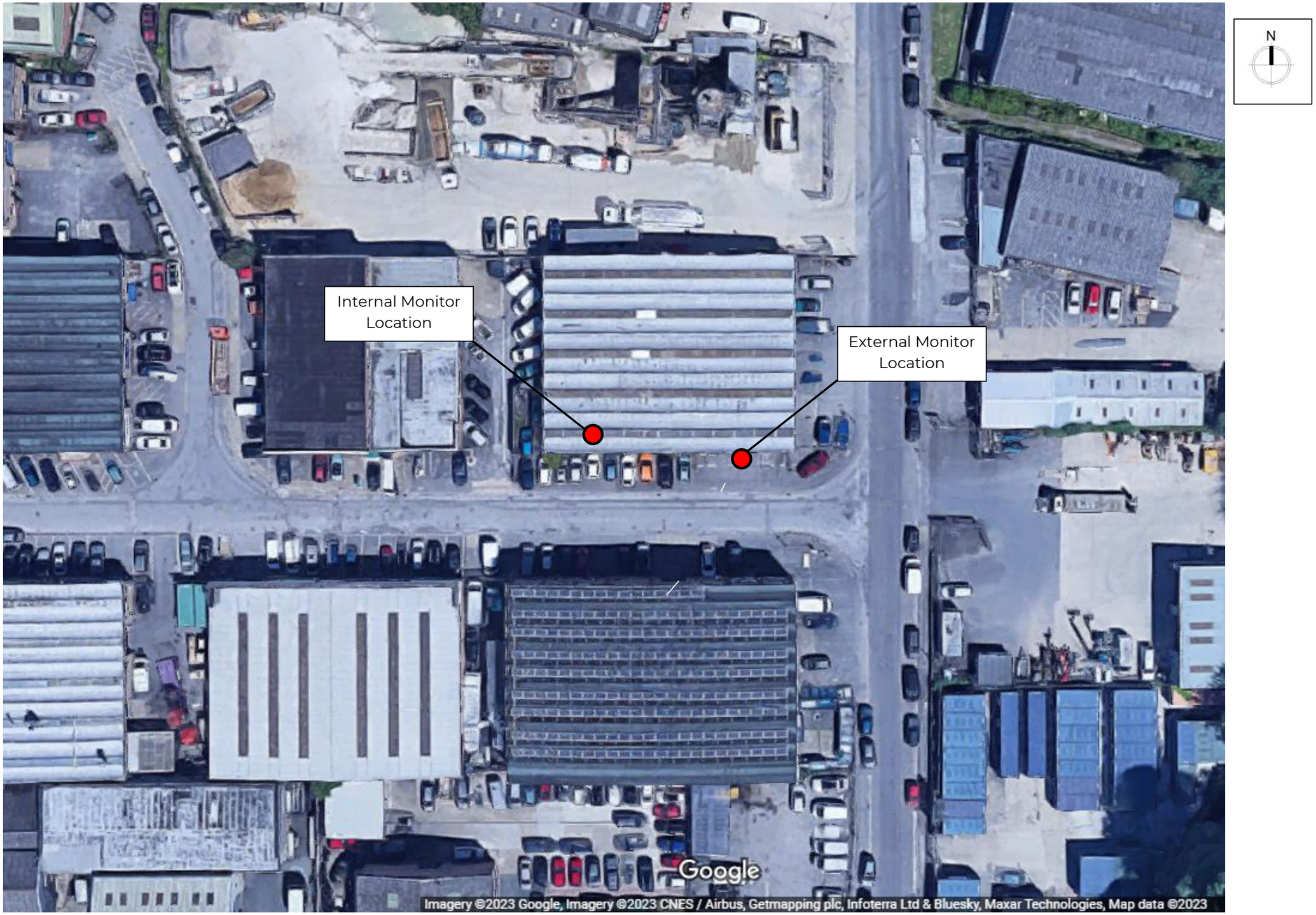
7.1 Clarke Saunders Acoustics has conducted an assessment of acoustic suitability for a change of use from office to residential at first floor level of Prestex House, Salisbury.

7.2 The acoustic environment in the vicinity of the site is primarily determined by industrial and commercial sound sources on the wider industrial estate. Whilst it is acknowledged that future industrial and/or commercial tenants may conduct different activities under the permitted use, sound emissions from the current tenants of the premises in close proximity to the site are generally relatively benign, with sporadic activity contributing to the sound climate.

7.3 Sound survey results have been used to demonstrate that the current sound levels within the vacant office space are within the desirable targets for a residential dwelling. It has been identified that provision for alternative means of increased ventilation rates or cooling should be included, such that the future residents would not have to rely on opening windows to control overheating.

M Symmonds

Michael Symmonds MIOA
CLARKE SAUNDERS ACOUSTICS


Internal Monitor Location
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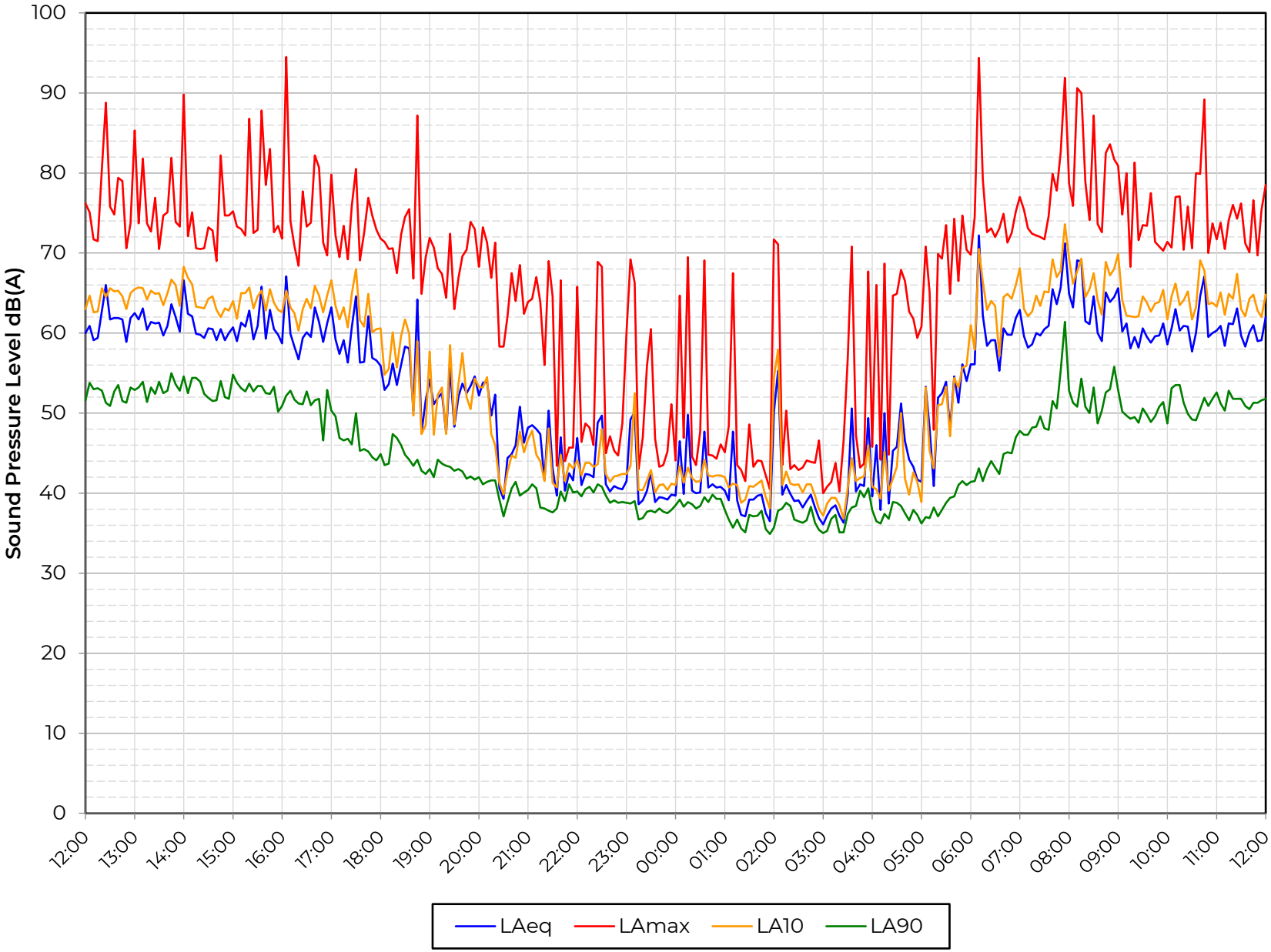
Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

clarke saunders acoustics

Prestex House, Salisbury

Position : External



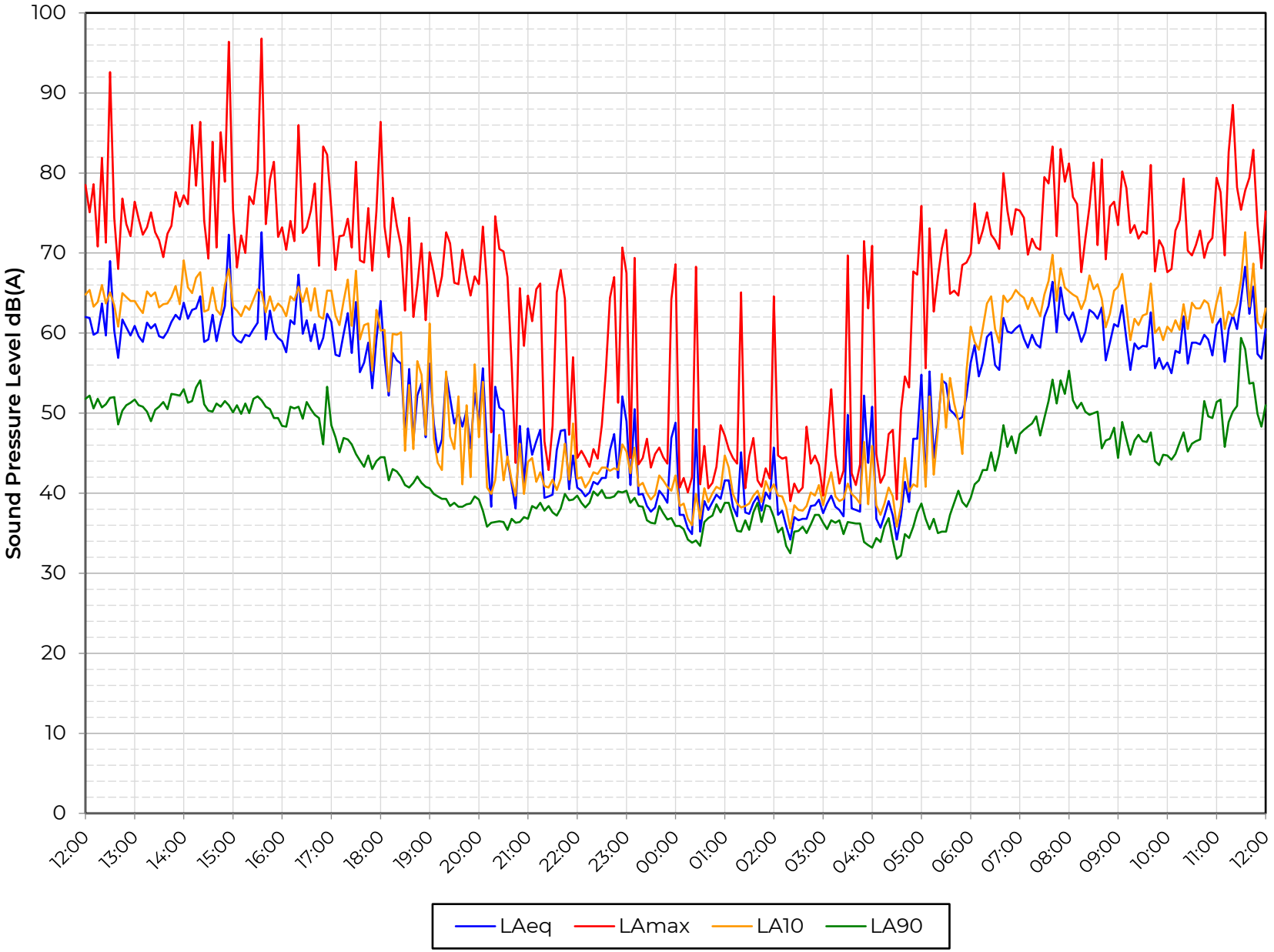
Tue 03 Oct to Wed 04 Oct

Figure AS13246/TH1

clarke saunders acoustics

Prestex House, Salisbury

Position : External



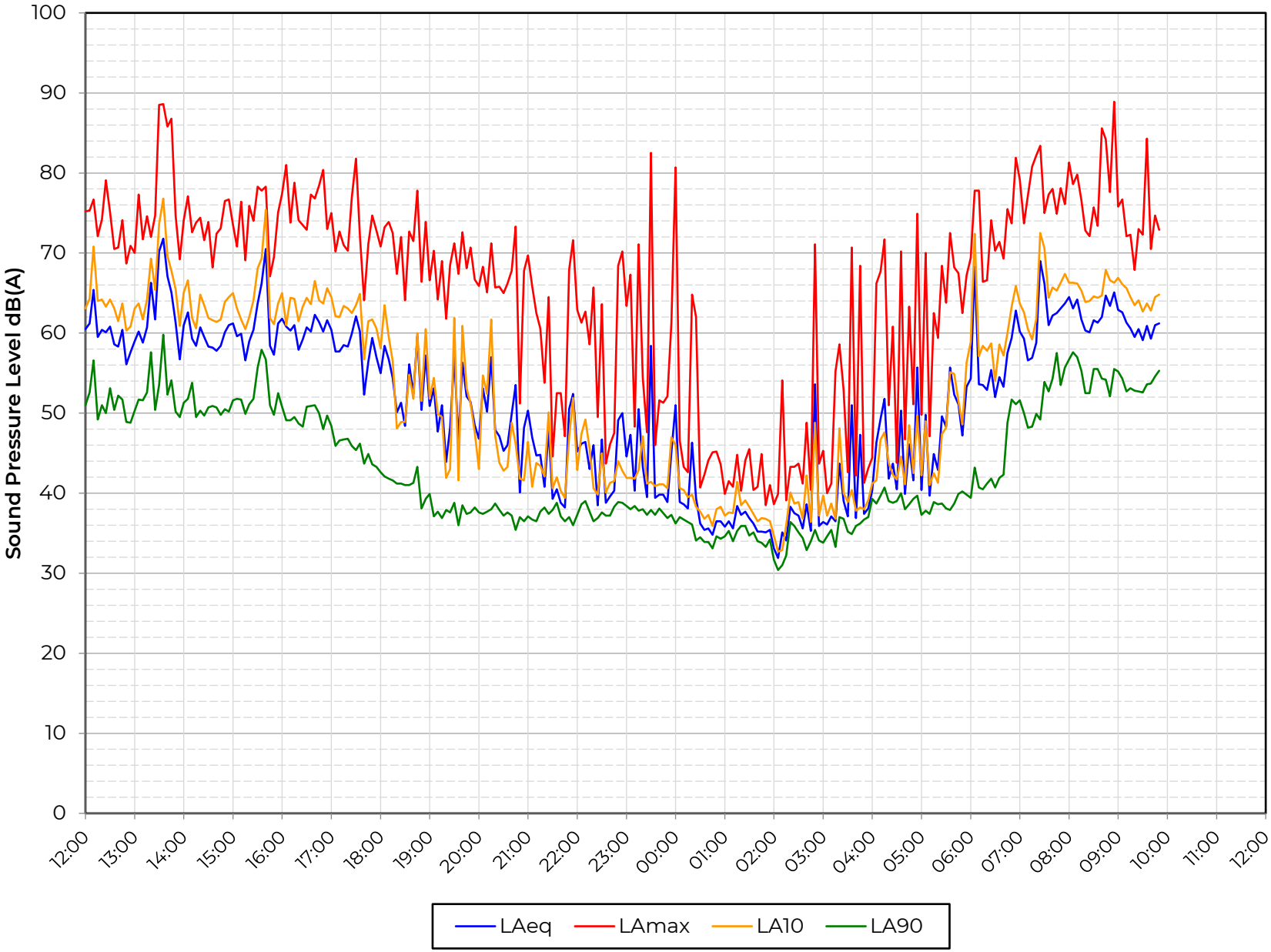
Wed 04 Oct to Thu 05 Oct

Figure AS13246/TH2

clarke saunders acoustics

Prestex House, Salisbury

Position : External



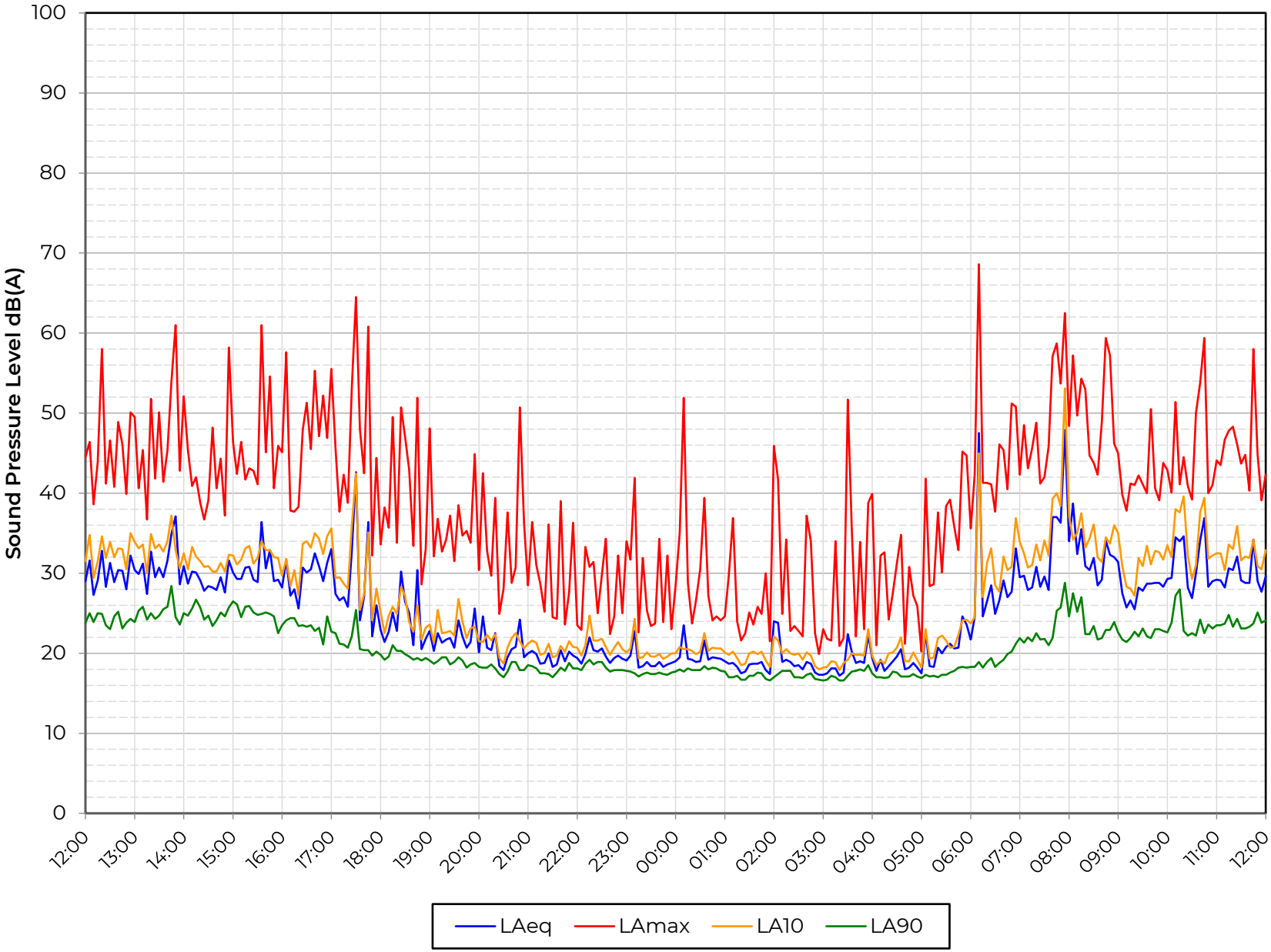
Thu 05 Oct to Fri 06 Oct

Figure AS13246/TH3

clarke saunders acoustics

Prestex House, Salisbury

Position : Internal



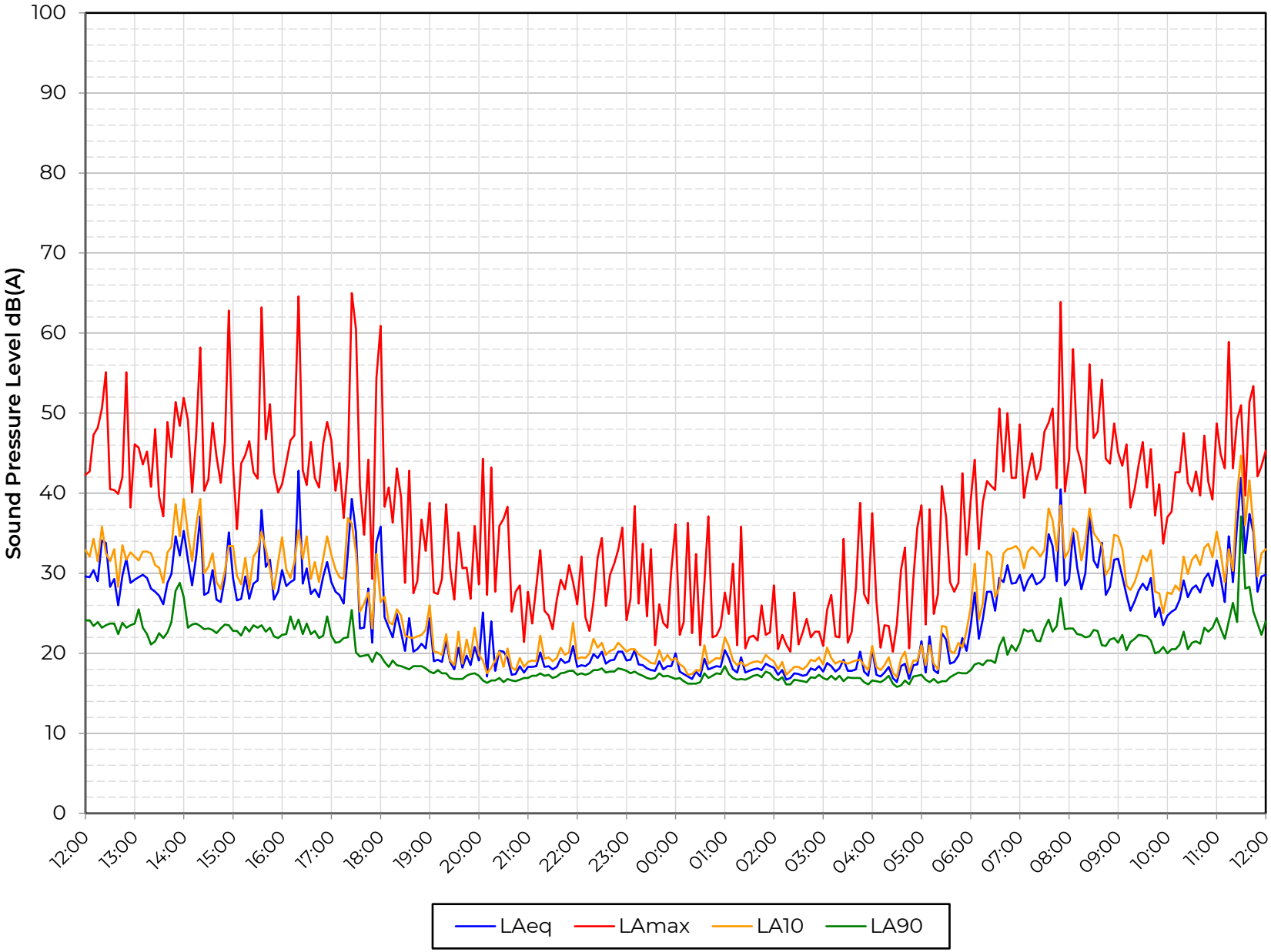
Tue 03 Oct to Wed 04 Oct

Figure AS13246/TH4

clarke saunders acoustics

Prestex House, Salisbury

Position : Internal



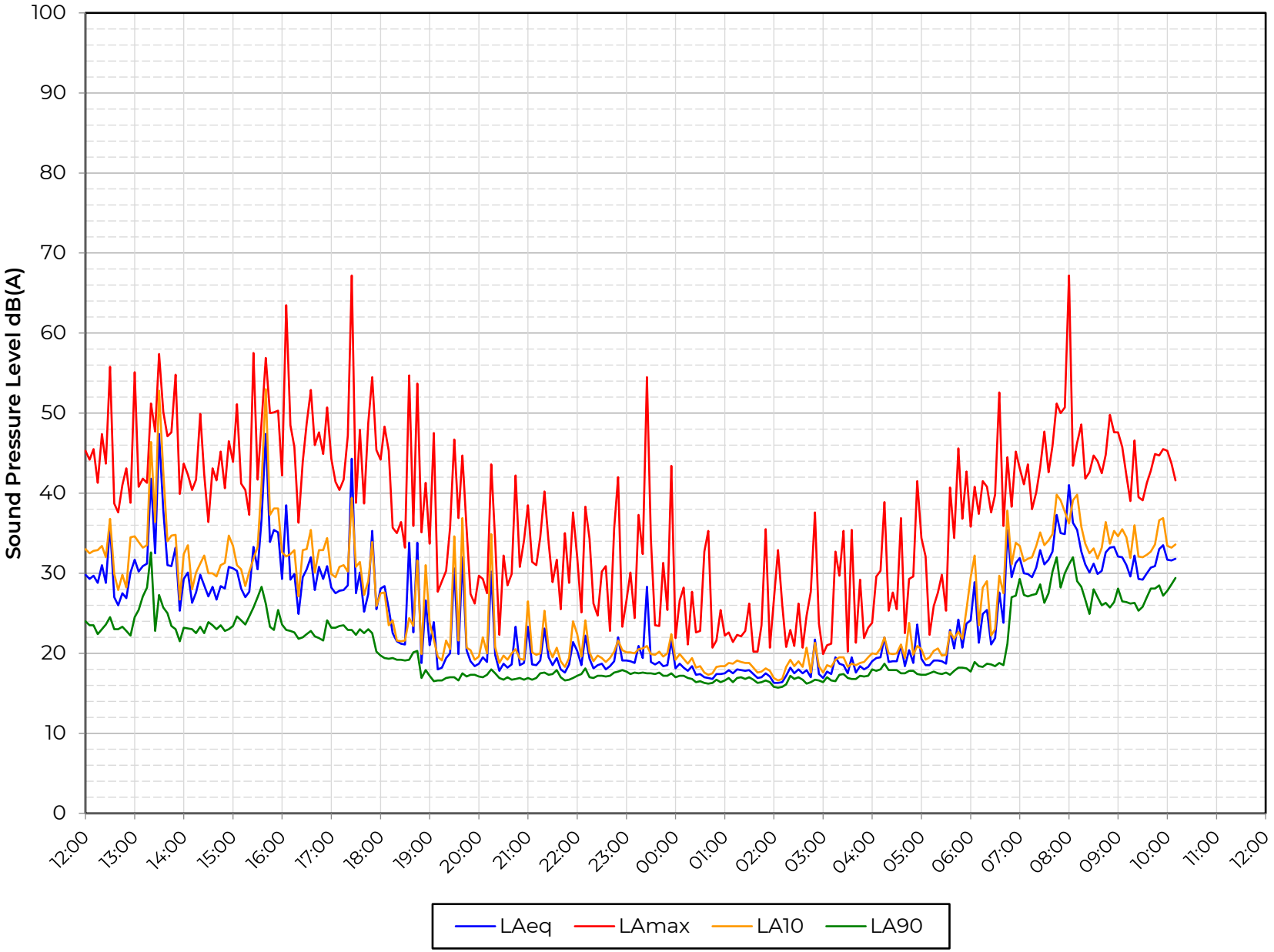
Wed 04 Oct to Thu 05 Oct

Figure AS13246/TH5

clarke saunders acoustics

Prestex House, Salisbury

Position : Internal



Thu 05 Oct to Fri 06 Oct

Figure AS13246/TH6

APPENDIX A

Acoustic Terminology

The human impact of sounds is dependent upon many complex interrelated factors such as 'loudness', its frequency (or pitch) and variation in level. In order to have some objective measure of the annoyance, scales have been derived to allow for these subjective factors.

Sound Vibrations propagating through a medium (air, water, etc.) that are detectable by the auditory system.

Noise Sound that is unwanted by or disturbing to the perceiver.

Frequency The rate per second of vibration constituting a wave, measured in Hertz (Hz), where 1Hz = 1 vibration cycle per second. The human hearing can generally detect sound having frequencies in the range 20Hz to 20kHz. Frequency corresponds to the perception of 'pitch', with low frequencies producing low 'notes' and higher frequencies producing high 'notes'.

dB(A): Human hearing is more susceptible to mid-frequency sounds than those at high and low frequencies. To take account of this in measurements and predictions, the 'A' weighting scale is used so that the level of sound corresponds roughly to the level as it is typically discerned by humans. The measured or calculated 'A' weighted sound level is designated as dB(A) or L_A.

L_{eq}: A notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the actual, fluctuating sound measured over that period (e.g. 8 hour, 1 hour, etc).

The concept of L_{eq} (equivalent continuous sound level) has primarily been used in assessing noise from industry, although its use is becoming more widespread in defining many other types of sounds, such as from amplified music and environmental sources such as aircraft and construction.

Because L_{eq} is effectively a summation of a number of events, it does not in itself limit the magnitude of any individual event, and this is frequently used in conjunction with an absolute sound limit.

L_{10} & L_{90}: Statistical L_n indices are used to describe the level and the degree of fluctuation of non-steady sound. The term refers to the level exceeded for n% of the time. Hence, L_{10} is the level exceeded for 10% of the time and as such can be regarded as a typical maximum level. Similarly, L_{90} is the typical minimum level and is often used to describe background noise.

It is common practice to use the L_{10} index to describe noise from traffic as, being a high average, it takes into account the increased annoyance that results from the non-steady nature of traffic flow.

L_{max}: The maximum sound pressure level recorded over a given period. L_{max} is sometimes used in assessing environmental noise, where occasional loud events occur which might not be adequately represented by a time-averaged L_{eq} value.

Octave Band Frequencies

In order to determine the way in which the energy of sound is distributed across the frequency range, the International Standards Organisation has agreed on "preferred" bands of frequency for sound measurement and analysis. The widest and most commonly used band for frequency measurement and analysis is the Octave Band.

In these bands, the upper frequency limit is twice the lower frequency limit, with the band being described by its "centre frequency" which is the average (geometric mean) of the upper and lower limits, e.g. 250 Hz octave band extends from 176 Hz to 353 Hz. The most commonly used octave bands are:

Octave Band Centre Frequency Hz	63	125	250	500	1000	2000	4000	8000

Human Perception of Broadband Noise

Because of the logarithmic nature of the decibel scale, it should be borne in mind that sound levels in dB(A) do not have a simple linear relationship. For example, 100dB(A) sound level is not twice as loud as 50dB(A). It has been found experimentally that changes in the average level of fluctuating sound, such as from traffic, need to be of the order of 3dB before becoming definitely perceptible to the human ear. Data from other experiments have indicated that a change in sound level of 10dB is perceived by the average listener as a doubling or halving of loudness. Using this information, a guide to the subjective interpretation of changes in environmental sound level can be given.

INTERPRETATION

Change in Sound Level dB	Subjective Impression	Human Response
0 to 2	Imperceptible change in loudness	Marginal
3 to 5	Perceptible change in loudness	Noticeable
6 to 10	Up to a doubling or halving of loudness	Significant
11 to 15	More than a doubling or halving of loudness	Substantial
16 to 20	Up to a quadrupling or quartering of loudness	Substantial
21 or more	More than a quadrupling or quartering of loudness	Very Substantial

Earth Bunds and Barriers - Effective Screen Height

When considering the reduction in sound level of a source provided by a barrier, it is necessary to establish the "effective screen height". For example if a tall barrier exists between a sound source and a listener, with the barrier close to the listener, the listener will perceive the sound as being louder if he climbs up a ladder (and is closer to the top of the barrier) than if he were standing at ground level. Equally if he sat on the ground the sound would seem quieter than if he were standing. This is explained by the fact that the "effective screen height" is changing with the three cases above. In general, the greater the effective screen height, the greater the perceived reduction in sound level.

Similarly, the attenuation provided by a barrier will be greater where it is aligned close to either the source or the listener than where the barrier is midway between the two.

AS13246 PRESTEX HOUSE, SALISBURY
APPENDIX B

BS4142 METHODOLOGY

BS4142 is designed to allow contextual assessment of impact from commercial, or industrial sound on sensitive receptors. Examples covered by the Standard include:

- Sound from industrial and manufacturing processes;
- Sound from fixed installations which comprise mechanical and electrical plant and equipment.
- Sound from the loading and unloading of goods and materials at industrial and/or commercial premises, and
- Sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from premises or processes.

In brief, the assessment procedure involves establishing sound levels from the items or processes of interest, (the specific sound source(s)), corrected for any acoustic features to derive the Rating Level, ($L_{Ar,Tr}$), at the relevant assessment position(s). The Rating Level is compared against the existing Background Sound Level, ($L_{A90,T}$), to provide an initial estimate of impact. The Standard offers the following guidance with regard to the significance of estimated impact:

a) Typically, the greater this difference, the greater the magnitude of the impact;

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

c) A difference of around +5dB could be an indication of an adverse impact, depending on the context;

d) Where the rating level does not exceed the background sound level, this is an indication of the specific sound having a low impact, depending on the context. The lower the rating level is relative to the background sound level, the less likely it is that the specific sound source will have an adverse impact.

Where relevant, the initial estimate should then be modified by accounting for contextual aspects of the operation of the specific sound source and / or the context of the character of the area.

Other Assessment Parameters and Guidance on Character Corrections

The Specific Sound Level (L_s) is expressed in terms of an L_{Aeq} for a reference time interval, (T_r) of one-hour during the daytime (07:00 – 23:00 hours) and a fifteen-minute period during the night-time (23:00 – 07:00 hours). The Rating Level is also expressed in terms of the reference time interval, T_r.

The Specific Sound Level can be determined by various means, which can include prediction based on manufacturer's data and accompanying propagation calculations to the assessment position(s). This method could be used, for instance, where the specific sound source is not yet in-situ, or is in-situ but not yet operational.

Where the specific sound source is already operational and in-situ, measurements of the sound climate resulting from both the specific sound source and all other contributing sources, (knows as the Ambient Sound Level, L_a = $L_{Aeq,T}$) should be measured over a representative time period, ideally at the assessment position(s).

Depending on the relative contribution of other sources not related to the specific sound, (known as the residual sound), the Specific Sound Level can be derived by logarithmically subtracting the Residual Sound Level, L_r = $L_{Aeq,T}$, from the Ambient Sound Level.

With justification, representative proxy locations can be used for the measurement of the ambient and/or residual sound climate. Where these measurement locations are not fully representative of the assessment position(s), measurement can be supplemented with calculation.

The Background Sound Level should ideally also be measured at the assessment position(s) but can be measured at representative proxy locations where suitable reasons can be provided. The Background Sound Level should be measured over a period which is suitable to characterise the background sound climate during the period of interest and should normally be at least 15 minutes.

When deriving the Rating Level from the Specific Sound Level, consideration is given to the character of the sound. The Standard provides several methods for deriving appropriate character corrections, offering the following advice for subjective assessment:

Tonality

For sound ranging from not tonal to prominently tonal, the Joint Nordic Method gives a correction of between 0 dB and +6 dB for tonality. Subjectively, this can be allocated as a penalty of 2 dB for a tone which is just perceptible at the sound receptor, 4 dB where it is clearly perceptible and 6 dB where it is highly perceptible.

Impulsivity

A correction of up to +9dB can be applied for sound that is highly impulsive considering both the rapidity of the change in sound level and the overall change in sound level. Subjectively, this can be allocated as a penalty of 3dB for impulsivity which is just perceptible at the receiver, 6dB where it is clearly perceptible and 9dB where it is highly perceptible.

Other sound characteristics

Where the specific sound contains characteristics that are neither tonal nor impulsive, but are otherwise startling, disturbing or incongruous with the residual acoustic environment, a penalty of +3dB can be applied.

Intermittency

When the specific sound has identifiable on/off conditions, if the intermittency is readily distinctive against the residual acoustic environment, a penalty of +3dB can be applied.



From: Environmental Health <publicprotectionwest@wiltshire.gov.uk>
Sent: Tuesday, January 23, 2024 2:52 PM
To: [redacted]@atlasplanninggroup.co.uk>
Subject: RE: 43 and 44 Churchfields Road noise complaints

Good afternoon

Thank you for your email, this type of request would normally fall under a Freedom of Information request. However as we do not have any noise complaints either from or about the addresses above we are able to provide the answer here.

Kind regards

[redacted]
Public Protection Officer – Technical Support
Public Protection Services
Wiltshire Council

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Follow Public Protection on Facebook

