

Proposed Planning Application

Reference: 24/01157/HYB

Address: Kyngs Golf And Country Club Station Road Market Bosworth
Nuneaton Leicestershire CV13 0NP

Proposal: Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works

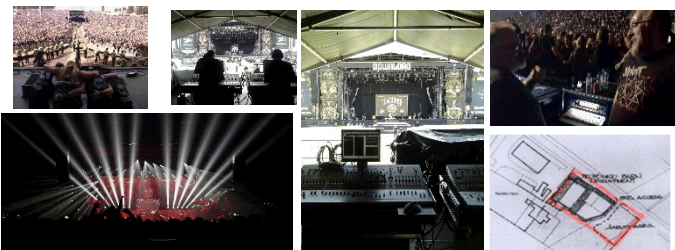
On behalf of

Mr G Denny

V.1.1 8th February 2025

Steve Leeland

Acoustics & Noise Control



Steve Leeland – 07847 510351

steve.leeland@ntlworld.com

An Introduction to Steve Leeland Acoustics and Noise Control

Steve Leeland is an ex Local Authority Environmental Health Officer, with 18 Years experience of Pollution Control, and in particular, Noise and Nuisance Control and Enforcement. For the last eleven years he was the lead officer for noise, licensing and anti social behaviour at North West Leicestershire District Council

During this period, Steve was regularly consulted on noise matters in relation to many planning applications within the area, ensuring that residential developments were constructed with the health and wellbeing of future residents protected.

DISCLAIMER

The preparation of this report by Steve Leeland has been undertaken within the terms of the brief and the terms of the contract, using reasonable skill and care and taking account of the resources devoted to it by agreement with the client. I disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and I accept no responsibility of any nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The opinions and interpretations presented in this report represent my reasonable technical interpretation of the data made available to me. However, due to the uncertainty inherent in the estimation of all parameters, we cannot, and do not guarantee the accuracy or correctness of any interpretation and we shall not, except in the case of gross or wilful negligence on our part, be liable or responsible for any loss, cost damages or expenses incurred or sustained by anyone resulting from any interpretations of this information. Steve Leeland Acoustics and Noise Control accepts no responsibility for data provided by others.

COPYRIGHT © Steve Leeland Acoustics and Noise Control

The material presented in this report is confidential. This report has been prepared for the exclusive use of the client and shall not be distributed or made available to any other company or person without the knowledge and written consent of the client or Steve Leeland Acoustics and Noise Control .

Quality Assurance

Issue / Revision	Date	Author
V1.1 Final	08/02/ 2025	Steve Leeland

Introduction

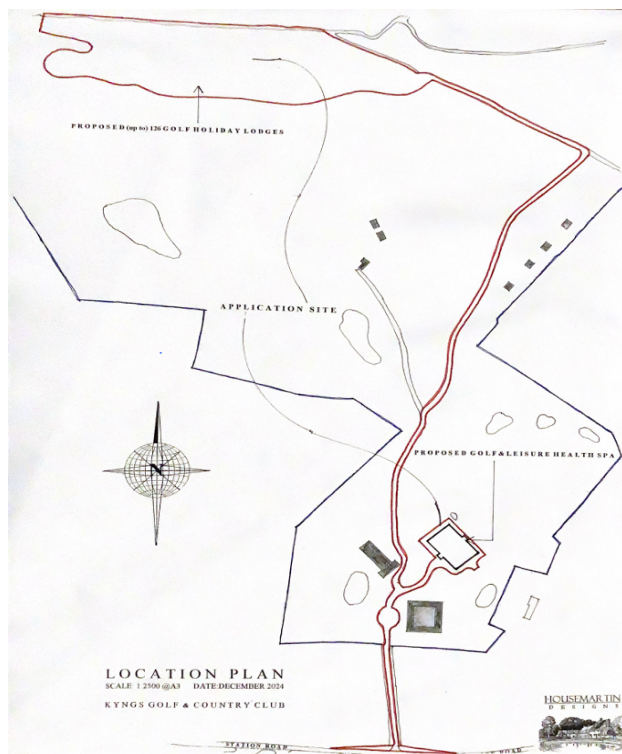
Steve Leeland Acoustics and Noise Control has been requested to provide advice on noise control measures, particularly in relation to the proposed Gymnasium / Dance Studio in the proposed spa building.

The Proposed Development

Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works

Site Location

Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton
Leicestershire CV13 0NP



Planning Requirement

Noise: the plans for the spa include a gymnasium and dance room, please provide details of how noise will be controlled from this element (primarily music noise). If any external plant/equipment (AC units, ASHP etc) is proposed please provide full details including any noise data.

Conclusion and Recommendations

Noise:

The proposed spa facility is a glazed façade building. There is the potential for noise outbreak from the Gymnasium/ Dance Studio. It is possible to control the breakout by using an acoustic glazing scheme to the Dance studio. The details of the glazing scheme will require research into the available glazing options from any chosen supplier.

This glazing should be fixed and non openable to prevent any noise breakout from this area.

This will then require, either, acoustically treated mechanical ventilation, or air conditioning. Any plant associated with this ventilation/ air conditioning should be positioned and shielded from nearby noise sensitive properties .

Noise from the proposed lodge facilities should be minimal. These holiday let units would generate no more than domestic noise from any other residential type setting and should not cause any disturbance to nearby residential amenities.

Light:

At the full plans stage of this proposal, detailed lighting schemes will be produced to demonstrate the number, location and type of light installation. All lighting will be designed, positioned and installed in such a way as to prevent any light breakout onto nearby residential properties.

Appendix A- Noise Units

1. Noise is defined as unwanted sound. The range of audible sound is from 0 dB to 140 dB. The frequency response of the ear is usually taken to be about 18 Hz (number of oscillations per second) to 18000 Hz. The ear does not respond equally to different frequencies at the same level. It is more sensitive in the mid-frequency range than the lower and higher frequencies and because of this, the low and high frequency components of a sound are reduced in importance by applying a weighting (filtering) circuit to the noise measuring instrument. The weighting which is most widely used and which correlates best with subjective response to noise is the dB(A) weighting. This is an internationally accepted standard for noise measurements.
2. For variable noise sources such as traffic, a difference of 3 dB(A) is just distinguishable. In addition, a doubling of a noise source would increase the overall noise by 3 dB(A). For example, if one item of machinery results in noise levels of 30 dB(A) at 10 m, then two identical items of machinery adjacent to one another would result in noise levels of 33 dB(A) at 10 m. The 'loudness' of a noise is a purely subjective parameter but it is generally accepted that an increase/decrease of 10 dB(A) corresponds to a doubling/halving in perceived loudness.
3. External noise levels are rarely steady but rise and fall according to activities within an area. In an attempt to produce a figure that relates this variable noise level to subjective response, a number of noise metrics have been developed. These include:

LAeq noise level - This is the 'equivalent continuous A-weighted sound pressure level, in decibels' and is defined in BS 7445 [1] as the 'value of the A-weighted sound pressure level of a continuous, steady sound that, within a specified time interval, T, has the same mean square sound pressure as a sound under consideration whose level varies with time'. It is a unit commonly used to describe community response plus, construction noise and noise from industrial premises and is the most suitable unit for the description of other forms of environmental noise. In more straightforward terms, it is a measure of energy within the varying noise.

LA90 noise level - This is the noise level that is exceeded for 90% of the measurement period and gives an indication of the noise level during quieter periods. It is often referred to as the background noise level and issued in the assessment of disturbance from industrial noise.

LA10 noise level - This is the noise level that is exceeded for 10% of the measurement period and gives an indication of the noisier levels. It is a unit that has been used over many years for the measurement and assessment of road traffic noise.