

# NOISE & TRANQUILLITY ASSESSMENT:

Erection of 20 pre-fabricated glamping pods and associated footpaths, retrospective alterations to previously consented raised timber decking adjacent to driving range with addition of pergola and associated alterations, and erection of pergolas over clubhouse rear patio

Blacknest Golf & Country Club, Frith End Road, Blacknest, Alton, Hampshire, GU34 4QL

Applicant : 360 Beech Limited

Ref: 23-2675/FULPP/CF/NT-A/V2

Date: November 2022—revision A dated 15/02/2024

The proposals have been assessed in terms of noise impact compared to the existing uses, and their potential impact on the surrounding site and neighbouring properties.

The site consists of an 18 hole golf course, a 6 hole Academy course with footgolf and disc golf, a clubhouse with a pro-shop, restaurant/cafe, bar, hotel rooms and function spaces, a multi-use functions and event space in the tipis and associated outbuilding, and a driving range.

The clubhouse has a premises licence that allows for the clubhouse to be open and serve alcohol between the hours of 11:00-22:30 Monday to Thursday, 11:00-02:00 on Friday & Saturday and 11:00-22:30 on Sundays, and allows for recorded music to be played between 19:00-00:00 on Thursdays and between 19:00-02:00 on Fridays & Saturdays. Live music can be played between 18:00-02:00 on Friday and Saturdays, all additionally permitted on Bank Holidays and special occasions that include golf tournaments, weddings and birthdays etc. on different days but within the same maximum time periods.

The Premises Licence also covers the tipis, however, these are restricted by a planning condition to use between 07:00 to 00:00 Monday to Saturday and from 09:00 to 22:00 on Sundays and public holidays.

As existing the main uses of the site as a sports and leisure facility generates regular noise, including greenkeeping machinery, vehicle movements, hitting of golf balls, general occupation of the bar, restaurant/café and associated external spaces.



LAWSON  
ARCHITECTURE

LAWSON ARCHITECTURE LIMITED

4 London Road, Liphook, Hampshire, GU30 7AN  
E: info@lawsonarchitecture.design | T: 01428 288500

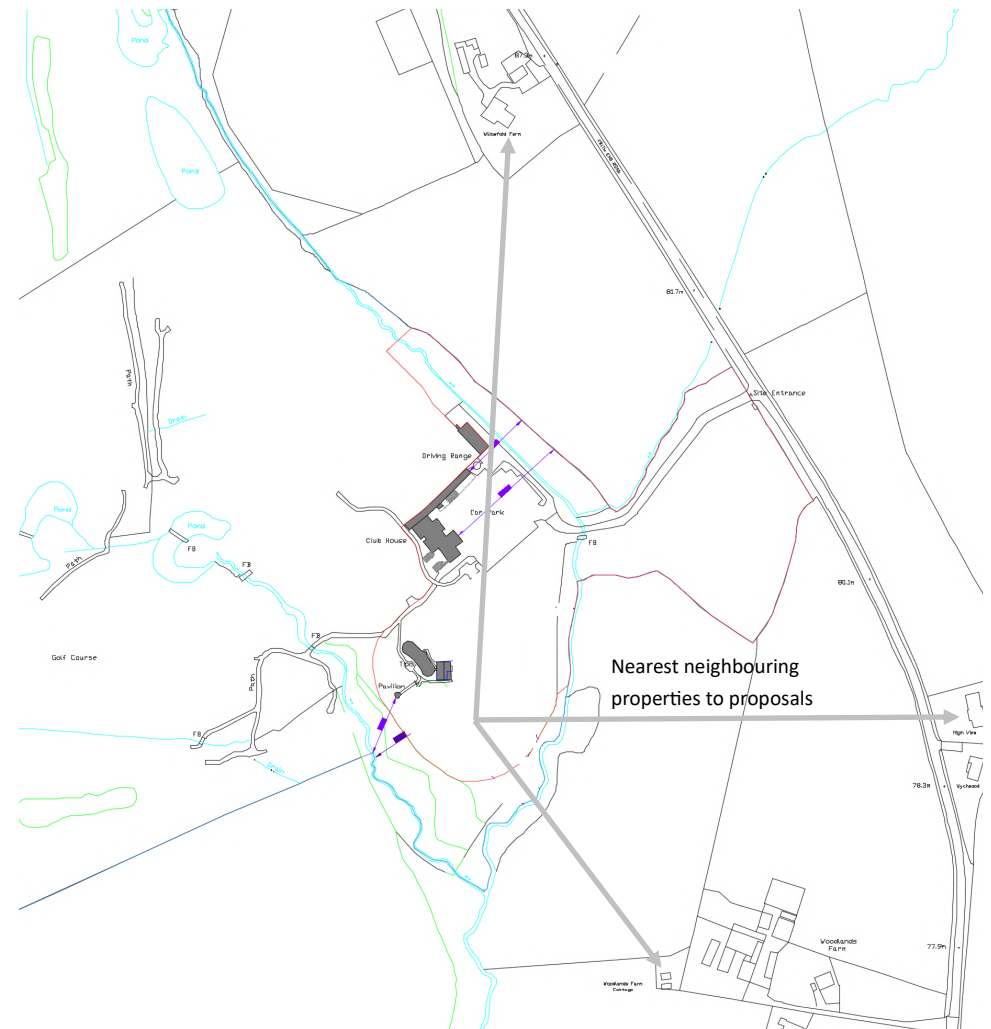


Figure 1: Site location plan showing distances of neighbouring properties

There are regular events and functions during the day and evening in both the clubhouse's large function room, restaurant, orangery and patio year round, and in the tipis from around April to October.

The existing hotel rooms at first floor in the clubhouse cater to a wide range of guests, including golfing holidays, weekend tournaments, tourists, and guests and members who are attending events/functions at the site.

These existing uses all result in commercial noise associated with the site throughout the year, with recorded music and live music in the tipis controlled through condition.

#### Proposed cabins:

The proposed cabins are an ancillary use to the existing golf, leisure and clubhouse facilities, increasing the number of 'hotel' rooms on site to provide more variation of facilities and encourage more guests and annual pass holders to stay overnight pre or post a sporting or leisure event/function, and generally to encourage more tourism to the area.

At present if there is a large tournament, event or function, there is only limited on-site accommodation resulting in guests relying on use of taxis or driving themselves back home or to another venue with overnight accommodation.

Previously temporary glamping cabins, mini 'tipis', have been erected for large events to provide further on-site accommodation, which have been successful, allowing guests to stay overnight and further enjoy the sports and leisure facilities the next day.

#### Noise impact on surrounding areas:

From a noise perspective the cabins are all externally accessed so voices of guests are not mitigated by internal corridors or lobbies. However, due to the nature of construction of the cabins once guests are inside there is little to no noise emitted as the cabins have a sound absorbing construction, and specified to Building Regulations compliance.

There is minor potential for guests' voices to be heard on site after an event has finished, however, this can be mitigated through prior instructions to guests to keep voices low, and event staff remaining on-site until guests are in their individual accommodations.

In particular, once an evening event/function is finished there is no bar left open, nor any other late night activity available on-site, therefore, guests do not have any reason to remain outside and will be encouraged to their accommodation. The 24/7 on-site overnight staff are also present (with their main windows facing towards to cabins) to ensure if any guests are causing unnecessary noise, that they dealt with swiftly.

The benefits of additional overnight accommodation is the reduction of noise associated with late night vehicle movements on site, and guests leaving the site, which is a benefit not only for the local area, but also further afield reducing vehicle movements late at night.

#### Noise impact on occupants of cabins:

**For guests using the cabins in association with an on-site event either in the tipis or clubhouse, there is not considered to be a detrimental impact on their quality of stay as the occupants are attending the event that has the potential to cause them 'disruption'.**

**Due to distance, and the nature of the clubhouse being an enclosed insulated structure, it is considered that events in the clubhouse would have minimal to no impact on guests within the cabins. Any potential noise spill would be due to guests leaving the site late in the evening, or on the patio. Cars have to move slowly on site due to the layout of the car park, which reduces loud noises, and there are protocols in place to remind guests to leave the site quietly.**

**There is an acoustic mitigation system for the tipis to control spill of amplified music to neighbouring properties, which in turn significantly reduces levels of amplified music in the area of the proposed cabins due to the unique nature of the sound system (orientated facing downwards to reduce sound spill). Whilst there remains potential for music and voices of other guests to be heard within the cabins during an event, this is significantly reduced due to the approved sound/music system.**

**It is highly likely that for events in the tipis, the majority of the cabins will be occupied by guests of the event, so potential noise disruption is less of a concern.**

**For cabin guests who are not attending an event in a tipi which coincides with an tipi event, it would be protocol at point of booking to locate guests in the cabins furthest from the tipis, and facing away from the tipis, and to make guests aware when there is an event on during their stay.**

**With simple procedures in place to book in event guests closer to the tipis, and other guests in the furthest cabins from the tipis, to group different users, privacy is retained and disturbance significantly reduced. As all the cabins have good outlook and similar quality of space, this is not considered to result in 'prioritising' of guests.**

Driving Range raised decking and pergola:

The raised decking area is to provide a waiting/sitting area for users of the driving range, with a pergola for some sun and light rain protection.

This space is only intended for use when the driving range is in occupation, so that guests can wait, potentially with a drink/snack, whilst awaiting a bay to become available, or larger groups have a place to sit out of the way of the bays whilst awaiting their turn.

This also allows for children's parties to take place as there is space for children to sit whilst awaiting their turn in the bay.

At present users of the driving range have no where to wait, which results in hovering behind occupied bays, or in the car park, which is not pleasant nor safe.

The rear face of the driving range is also partly opened up to encourage interaction, and to improve visibility to see when bays are available. Whilst this may allow some of the existing levels of noise to 'escape' through the openings, the bays generally only consist of the noise of balls being hit and users quietly chatting.

There is not considered to be any noise issues arising through these proposals, and any increase in voices or hit of balls is only during the day and muffled by the car movements in the adjacent car park.

Pergola over the rear patio:

These 2 pergolas replace the loose patio umbrellas to create a more study and sustainable finish (less breakage of umbrellas).

The proposed uses of the patio and levels of occupation are not intended to change, and no increase in noise is anticipated compared to the existing levels.

END