

WHY YOU NEED SOUND ADVICE FOR PLANNING

Most development in the UK is reliant on gaining planning permission or consent from local planning authorities, other councils or regulatory authorities including the recently formed Infrastructure Planning Commission for Nationally Significant Infrastructure Projects. Various documents and planning statements guide these authorities on the use of their powers to minimise the adverse impact of noise and the factors to be taken into account in the determination of planning applications for noise-sensitive developments and for those developments and activities which generate noise.

Unless you really know your way round current noise regulations, standards and guidelines, you will find it increasingly difficult to obtain the relevant planning permissions.

'The written reports provided were the best I have ever received from any consultant and the communication to both Council officers and the public was outstanding, being clear, informative and persuasive'

London Borough of Lewisham



southdowns
consultants in acoustics, noise and vibration

We are a large, privately owned specialist noise and vibration consultancy providing both advice and strategies on all planning noise and vibration issues. Formed in 1996, we have worked on over 500 acoustics related projects throughout the UK and overseas for both public and private sector clients. These include major infrastructure projects such as the Channel Tunnel Rail Link and Crossrail and also Residential, Industrial, Leisure, Commercial and other projects. Clients frequently comment on our client focus, our range of expertise, our ability to work across teams and speed of delivery.

We have a reputation for presenting well researched and robust arguments and have achieved a high level of success in helping clients succeed in their project objectives.

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Detailed Knowledge and Experience

We can offer advice at all levels of a project:

- **Standalone Noise Assessments** - PPG 24 in England, PAN 56 in Scotland and TAN 11 in Wales provide guidance on the use of planning powers to minimise the adverse impact of noise with regards to both noisy development and noise sensitive development.
- **EIAs** - medium to large scale projects requiring Environmental Impact Assessments (under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
- **Infrastructure Planning Commission (IPC)** - major infrastructure projects such as new motorways, railways and airports, now fall under the remit of the IPC but nevertheless require comprehensive environmental assessment.
- **Discharge of Conditions** - planning permissions often require conditions to be ratified and discharged through the construction and operational phases of any project.
- **Asset Management** - the operation of a development may have ongoing issues related to compliance with conditions for noise or vibration and monitoring may be required.
- **Consultation with Statutory Consultees** - the engagement of the consultant with the statutory consultees through formal and informal consultation is a key element of the planning process.
- **Expert Witness** - where projects do not receive consent due to a refusal or non-determination by the relevant planning authority, Southdowns can provide expert advice at Public Inquiry, Select Committee and other hearings.

We work on all types of project:

- **Master Planning - Preston City Centre** - Major redevelopment to regenerate the city centre of Preston.
- **Mixed Use - Trafalgar Way, London** - Double tower high rise development constructed on top of a mixed use 'podium'.
- **Residential - Pixmore Avenue Letchworth** - Major residential development adjacent to industrial operations including a chemical processing plant and industrial laundry.
- **Leisure - Kart Racing Circuit** - Leisure facility seeking planning permission for a racing circuit.
- **Industrial - Newhaven Energy Recovery Facility** - A major ERF in Sussex.
- **Commercial - Texaco / Somerfield Petrol Filling Stations** - A nationwide roll-out of extended petrol filling station services.
- **Transportation - Bexhill to Hastings Link Road** - A 5.6 km single carriageway linking the outskirts of Bexhill and Hastings.

[Click here](#) for detailed planning case studies

'My experience of Southdowns as a sub-consultant on a commission we have has always been excellent. They are particularly client focused and have earned a great deal of trust not only from us but the client also. We know we can rely on Southdowns to deliver quality work on time.'

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Planning

Master Planning

Mixed Use

Residential

Leisure

Industrial

Commercial

Transportation

Bexhill to Hastings Link Road - We provided a noise and vibration chapter for the ES and, following planning consent, provided evidence and an expert witness for a CPO inquiry in 2009. The work involved extensive road traffic noise modelling and application of the DMRB methodology for noise assessment that was revised in August 2008.



Preston City Centre - We provided a noise assessment of the effects arising from the re-location of a bus station complex to an alternative site. The assessment also included consideration of acceptable noise levels for the new major retail, commercial, residential and leisure facilities within the released development area.



Trafalgar Way, London - Detailed modelling of the future noise from existing rail, road and aircraft was undertaken to establish façade noise levels. The results were used to identify suitable detailed glazing specifications for habitable rooms. Other aspects covered in the study included additional road traffic, on and off-site construction noise impacts and the impact of integrated commercial premises.



Texaco / Somerfield Petrol Filling Stations - We undertook noise surveys and assessments and developed mitigation measures where required for over 80 individual sites.



Newhaven Energy Recovery Facility - This project involved large scale long-term baseline noise surveys, modelling of airborne noise from the plant, equipment and delivery / servicing vehicles and numerical modelling of potential vibration impacts associated with major rotating equipment located in the main turbine hall.



Pixmore Avenue, Letchworth - In accordance with Local Authority requirements, we undertook detailed noise surveys to establish the content and variation in ambient noise levels and modelling to identify appropriate mitigation measures in the form of building layout and orientation, noise barriers and glazing specifications.



Kart Racing Circuit - We carried out noise surveys during typical racing events at the Club's temporary racing venue to establish source pass-by noise levels for a variety of vehicles at different locations along the circuit, and a calibrated computer noise model was used to calculate likely noise impacts and mitigation requirements at nearby sensitive receivers.

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Reasons to Choose Southdowns

Capability and Experience

- **In depth knowledge** - of noise regulations, standards and guidelines.
- **Established working relationships** - and experience of dealing with Local Planning Authorities.
- **Track record in delivery of clients' objectives** - throughout the whole planning process from screening and scoping, through the full assessment process to discharge of conditions and subsequent compliance monitoring, where required.
- **Preparation of technical reports** - and chapters for Environmental Statements or other reports to support the planning process as required.
- **The capability to provide a 'team' of specialists** - tailored to resource both small and large scale projects.

What Makes Us Special

- **Size** - We sit between small consultancies and major corporates. This means plenty of experience **but with a personal touch.**
- **Flexibility** - We can be infinitely flexible. **We work to your timescales not our timescales.**
- **Client Focus** - We will understand your needs very quickly. **This will save you time.**
- **We Are Specialists** - Our wide ranging experience and in depth knowledge helps us to **find the best solutions more quickly.**
- **Pricing** - We offer competitive rates at all grades with very attractive pricing structures.

'Southdowns were chosen for their experience and provided sound and professional advice in all areas'
Harvering Council

Contact us

To learn more about Southdowns noise and vibration services and our planning services please contact one of our directors (Phil Evans / Patrick Williams / Rick Methold) on +44 (0) 1273 488186 or by e-mail to enquiries@southdowns.eu.com
For further information on case studies, please visit our web-site. www.southdowns.eu.com/projects