

Awberry Farm
The Green
Beenham
Berkshire RG7 5NX

Noise Management Plan ('NMP') – August 2023

This document has been prepared to support a 'Change of Use' Planning Application and for a Premises Licence at Awberry Farm in connection with its 'flexible events venue' proposal.

Summary of the Premises Site and Events

A Planning Application (Ref 22/02625/FULMAJ) has recently been Approved. The Application seeks permission for the change of use of the Tithe barn and associated buildings at Awberry Farm to provide a flexible events venue together with overnight accommodation. The Application is supported by 19 documents comprising inter alia, a design and access statement, numerous plans, a bat survey, NIA, heritage statement, traffic survey and fire risk assessment.

The proposals include the provision of full on-site catering facilities. In addition to the Tithe barn a 'break out room' is proposed, to be used as an indoor civil wedding ceremony room (if weather demands). These facilities mean that there will be no requirement for marquee type structures, mobile catering vehicles, generators or erection and dismantling activities.

A Premises Licence is now being sought covering the provision of entertainment and the sale of alcohol within the Tithe barn located at Awberry Farm.

The overall Approved proposals will provide a 'flexible events venue' for:

- The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.
- Conversion of existing workshops to provide 9 en-suite bedrooms for overnight accommodation;
- An entertainment licence from 12:00 to 23:00. The entertainment would be solely inside the tithe barn with no external music sources;
- The sale of alcohol from 12:00 until 23:00;
- Attendees of up to 120 guests;
- On arrival guests may be greeted in an outdoor courtyard. This facility will not be available for use after 22:00. At that time guests will

be required to move to the Tithe barn or break out room located in the adjacent modern barn;

- A small designated smoking area will be provided outside.

Operationally the timings at the end of the evening would be as follows:

- Last orders at 23:00
- All music/entertainment to cease at 23:00;
- Full 'house lights' to be turned on at 23:00;
- Barn and the site generally to be fully vacated by no later than 23:30; • 'Carriages' on invitations to be specified as 23:30 at the latest;
- Target site clearance by 23:45 - midnight at the very latest.

It will be a requirement of bookings (confirmed by signing of our terms and conditions) that the site must be cleared by no later than 23:45. No 'after parties' will be permitted.

Approval has also been obtained to provide 9 en-suite bedrooms. It is accepted that guests staying on site may not immediately retire to their rooms by 23:45. As noted the courtyard will not be used after 22:00. However, for these guests the option of relaxing in the break out room, which will double up as a guest lounge and breakfast room, will be available. That room will be heavily sound proofed and is located within the modern barn at the far northern end.

Statement of intent/key objectives of the NMP

The key objectives of this plan are to:

- Minimise the impact on local residents/prevent public nuisance;
- Identify noise sources and acceptable noise levels;
- Identify steps to manage and control noise;
- Define a program to monitor noise;
- Respond to complaints and unacceptable noise.

Location Plan and Site Plan

The indicative site layout showing the location of the nearest sensitive receptors is shown on page 9 of the attached NIA. In addition a Proposed Site Plan is included as Appendix 1 to this document.

These plans show:

- The Tithe barn, to be used as the main events venue and where live and amplified music will be located. The entertainers will perform at the northern end of the barn, which will also house the dancing area. A distributed sound system to reduce the volume required from amplified music will be utilised;
- The outdoor wedding ceremony location – between the tithe barn and the modern barn;
- The modern barn, which will accommodate the venue kitchen. Also it will house a 'break out room' at the northern end of the barn. This room will be used for civil ceremonies when required, due to adverse weather or from customer choice. It will also be used as a second evening reception area, so guests don't need to be outside;
- The location of the Courtyard welcome area is to the east of the tithe barn. This area will not be used after 22:00. After that time guests will have the choice of inside areas in the main Tithe barn or the break out room within the modern barn.
- Any new plant and equipment (to be determined) will be located in a sound insulated room to the north of the tithe barn. It will also be operated in line with the recommendations set out in the attached NIA;
- Noise monitoring points will be set up in locations to be agreed. The associated equipment will be operational at all times during events with regular readings taken to ensure compliance with agreed noise levels.

Inventory of Noise Sources

- If the weather is fine guests may be greeted in the courtyard area to the east of the Tithe barn. This will also include a small designated smoking area. The main reception area is within the Tithe barn where the wedding breakfast will take place for wedding receptions. The outdoor area will not be used after 22:00 and there will be no external sound sources other than guests;
- There will be no stages – live music and amplified music will be set up at the northern end of the tithe barn.;
- There will be no live or amplified music outside. With the exception of unamplified live music such as a string quartet or harp playing as part of the wedding ceremony.
- The only sound system is within the Tithe barn and will be a distributed system. This means guests will be close to a speaker resulting in lower overall sound level requirements . Customers will be required to use the 'in-house' PA system so that operationally it will be under the direct control of the venue management;
- Marquees will not be used;
- Tents and campers will not be on site;
- There will be no fairground rides;

- There will be no requirement for bands to undertake 'sound checks' in advance of performance;
- Generators will not be required;
- Fireworks will not be permitted;
- No impromptu or 'after parties' will be permitted;
- Guests will arrive and leave by the existing Mount Pleasant drive (see mitigation below and in the NIA);
- There will be no erection and dismantling activities – the proposals provide for a 'full service' on-site offering;
- Deliveries and refuse disposal will occur during normal working hours.

Noise Controls

At all times the facility owners will be present to manage events and ensure that agreed noise control measures are complied with. It should be noted that the adjacent farmhouse is the owners' home. They will be most impacted by any excessive noise and will be highly motivated to achieve compliance.

As noted a detailed NIA has been prepared and is attached. The recommended mitigation measures will be implemented. In summary these comprise:

- Acoustic fence at the entrance - 2.5m high and 35m in length;
- Speed limit of 10mph;
- Sound insulation of the tithe barn together with acoustic glass panels over windows to mitigate 'noise leakage';
- Double door entrance to the Tithe barn achieved by new porch construction;
- Amplified music limiting device;
- Distributed PA System;
- External areas not to be used after 22:00
- No amplified music in outside areas;
- Plant to be positioned on anti vibration mounts.

Regarding the maximum speed limit of 10 mph referred to above, it should be noted that the entrance area has double electric gates. These would be open when guests arrive. The gates would then be shut mid afternoon. To exit, cars would have to drive up to the gates very slowly as vehicles need to be close to activate the automatic exit monitor - the gates open inwards. Also during the exit period a member of staff would be allocated to facilitate the orderly arrival of 'pick ups' and taxis and exiting guests.

Each of the above mitigation measures will be implemented. A key point is the sound insulation of the tithe barn. Once the enhancement measures have been

installed, a visual noise limiting device would be fitted, with the levels programmed during a commissioning site visit.

In addition it is proposed that sub woofers emitting low frequency bass noise, if used, would be turned off at 22:00.

Any new plant will be located in a heavily sound insulated plant room located outside of the northern workshop adjacent to the north facing wall.

As noted above:

- There will be no external live or amplified music sources;
- Fireworks will not be permitted;
- Impromptu/after parties will not be permitted;
- There is no requirement for marquee or other temporary structures;
- All deliveries and waste collection will only take place during normal working hours.

Noise monitoring

Appropriate noise monitoring procedures will be introduced. We will use Clarke Saunders to advise us regarding the equipment and related operational protocols.

Communication with the Public including a hot line to receive complaints

Beenham Village has 2 very active facebook groups 'Beenham Village' and 'Beenham Community'. These have in excess of 1700 members, including our Parish Councilors, although there will no doubt be considerable overlap. The larger of the 2 has some 1100 members.

Initially these will be used to publicise events. We shall draw attention to the diary of events available on our business web site, which will be accessible at all times.

A hot line will be set up to receive/respond to complaints of noise during events. This will be managed by the owners of the facility who will be present at all times that events take place. As noted noise monitoring equipment will be operational at all times during events. The output of that equipment will be used to ensure levels are kept to pre agreed parameters.

All complaints and response actions will be logged.

Actions to be taken in the event of complaints or if noise limits are exceeded

As noted the owners live on site and will be very aware of the need to 'manage' noise in line with agreed limits.

A key part of the booking process will be that customers will be made aware of our NMP. As part of our terms and conditions they will be required to 'sign up' to our operational requirements. Full details will be explained and bookings will only be taken from potential customers comfortable with our required method of operation. In particular noise limits and the timetable for site clearance will be emphasised.

Automated equipment will be in place to ensure compliance. If for any reason limits are exceeded immediate action will be taken to reduce them.

Noise from patrons will be controlled by the on site staff team. If noise continues the responsible patrons will be required to leave.

All complaints and actions taken will be logged by the owners or the facility manager.

Management command and communication structure

A key point is that the 2 owners (who are both personal licence holders) and on site residents of the facility will be present at all times during events. As owners they will have full control over the careful implementation and compliance with the NMP. In addition the manager, who will also be a personal licence holder, will be fully trained in the requirements of the NMP and have delegated authority to take immediate actions if required.

There will be no external facility hirers or mobile caterers. Any entertainment providers will be fully briefed regarding the Amplified music limiting device. They will be made aware by way of demonstration, of the 'cut out' levels applicable and their absolute responsibility for compliance. They will be required to use our 'in house' PA system, linked to the limiting device.

Contact Details

The owners who are fully involved and responsible for all aspects of the venue operation are:

Nigel Hopes – mobile [REDACTED] email [REDACTED]@[REDACTED]

Una Roscoe - mobile [REDACTED] email [REDACTED]@[REDACTED]

Follow up report/review

An evaluation report will be prepared within 21 days of the event. This will include:

- Complaints received;
- Results of noise monitoring;
- Problems and remedial actions taken;
- Details of logs completed at the time of the event;
- Recommendations for any operational changes and/or updates to the NMP.



DATE	DESCRIPTION
10/15/2022	PROPOSED SITE PLAN
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SCALE
1" = 10'-0"

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Client: M/N Hoppes
 Proposed Wedding Venue & Associated Amenities
 10000 Hennepin Avenue, Minneapolis, MN 55424
 PROPOSED SITE PLAN
 Scale: 1" = 10'-0" Date: 10/15/2022 22/10/2022 | A