

Oak Tree Caravan and Camping

Noise Management Plan



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Prepared by

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1.0 Introduction

This is the noise mitigation plan (NMP) for Oak Tree Fishery, Graizelound. It has been prepared to demonstrate that noise can be adequately controlled, prevented and mitigated.

The NMP covers the various elements that together will make an effective system to protect the amenity of the area, and in particular the occupiers of residential properties some of whom are in a closer vicinity than the nearest village.

The main mechanisms for creating an environment in which there is no unacceptable noise impact include:

- * The design of the park and its very careful and considered expansion at a modest rate in order to monitor and assess and impacts on nearby residential properties;
- * The use of a buffer zone which will remain undeveloped in order to preserve an amenity strip which buffers noise and activities;
- * The close management of the site at all times by Mr and Mrs Thompson and their nominated stand-ins for the rare occasions they may not be on site.

The objective of this NMP is to provide a framework for noise management to ensure that noise levels at neighbouring buildings remain within reasonable limits at all times.

The facilities at Oak Tree include;

- 40 touring caravan pitches, to be increased to 63 pitches
- 2 lakes • Café
- fish stock ponds
- a hatchery
- a machinery/implements store
- brick-built amenity block
- separate field used for various rallies

2.0 Basis of Noise Management Strategy

Main Principles

- * The design of the park expansion retaining an undeveloped buffer zone and landscaping so as to maintain a degree of separation from nearby residential properties
- * Strict site rules controlling noise, no amplified music or noisy activities such as unnecessary vehicles movements after 9.30PM at any time, no large groups and no children as this is a site for relaxation and is a peaceful retreat;
- * There is no plant or equipment to be used on site.
- * The close management of the site at all times by Mr and Mrs Thompson and their nominated stand-ins for the rare occasions they may not be on site.

Oak Tree will be attended by Mr and Mrs Thompson at all times during times that the park is open but shall also appoint a Noise Management Officer (NMO), to act as the first point of contact in their absence, whose duties will include the management of noise issues arising from the site, on behalf of the operators/licensee's.

The NMO appointed for the management of noise, will have the necessary authority to over-ride the Front of House Managers where there is any concern that a breach of this Noise Management Plan may occur. All staff working at Oak Tree will be made aware of the NMP and the contact details for the NMO.

Either Mr and Mrs Thompson or the NMO will be on site for the duration of operating hours.

3.0 Noise Monitoring

Noise monitoring shall be conducted by the Site Manager or NMO at all times that the site is open to customers and particularly after 9.30PM each day to ensure noise levels are at the lowest possible, no amplified music systems are used, and no non-essential vehicle movements are occurring.

The provisional monitoring programme for each type of activity is:

- When the site is open to the public to assess the effectiveness of noise control measures and implementation of this plan at regular intervals;
- At regular intervals during the day and evening to check on-going compliance with the NMP;
- Following each check of compliance with the NMP, the results will be reported on the on site report book and any issues discovered will be investigated and resolved immediately.

4.0 Vehicle movements/noise

The majority of vehicles at the site will be cars rather than larger vehicles, with caravans generally staying at the site when not in use.

There will be anticipated to be a likely maximum of 6 caravans per annum leaving and arriving the wider site, subject to seasonal variations. Therefore, the noise assessment presents a worst-case scenario for vehicles both arriving at the proposed development and attending a fishing match/event (again, fishing matches are already permitted at the site).

On the occasion when a single caravan is towed along the access track, this would result in much lower levels over a 1hr period than the 32 vehicles presented in the assessment. In addition, the site already has lawful use for caravan usage, all of which can be towed up and down the access track. It is understood there have also been no complaints, so this is not considered a high risk issue for this expansion of the existing facility.

5.0 Complaints

The following procedure shall be followed for all noise complaints:

1. All noise complaints should be immediately directed to the site managers Mr and Mrs Thompson or the NMO. Mr and Mrs Thompson have already introduced themselves to the Parish Council and expressed the essential need for communication with them if there are ever any issues raised at meetings with the site.
2. As soon as the complaint is received it will be recorded on the on-site reporting book and an investigation carried out of the site to determine the offending guest(s).
3. An initial response will be made and recorded in the report book. Depending on the nature of the complaint the initial response could be to require the guest in question to immediately cease the activity pending investigation, and if necessary, they will be asked to leave the site. The complainant and council will be informed of actions taken. Contact details for council will be recorded in the Introduction section of the record book.
4. Where the initial response does not address the complaint, further investigation, corrective action and follow-up monitoring shall be undertaken as appropriate. The complainant and council will be informed of actions taken.
5. All actions will be recorded on the record book and the complaint will then be closed.
6. To ensure that local residents know how to contact the site managers and NMO, the operators will be performing a letter drop to all local residents. This will include a contact number which will be monitored at all times during times the site has guests.

6.0 Summary

The accompanying document sets out the site rules for Oak Tree. What the Council is asked to take into account is that this is a peaceful rural retreat, designed for adults who wish to come and fish and enjoy the countryside. The Managers can confirm that all visitors respect this facility for what it is and they have not had any issues with visitors not complying with the rules.

Mr and Mrs Thompson have created a facility of the highest standard and shall continue to monitor and maintain its use to this standard.