

Dr & Mrs Rodger
c/o Dan Roycroft
Atlas Planning

Date: 25th November 2025
Reference: R10248-3 Rev 0

Dear Dan,

Re: Elmfield House, Peters Finger Road, Salisbury

Further to recent correspondence, please find below our response to comments from the Senior EHO for Wiltshire Council dated February 2024. EHO comments are shown in italics with our response below.

"If this application was to be approved these dwellings would need to be provided with mechanical ventilation, trickle vents as described in the noise impact assessment would not be sufficient."

Please see our updated noise impact assessment report R10248-2 Rev 0 which details rooms / dwellings where mechanical ventilation will be provided.

"I am not sure why Zone V1 is living rooms and bedrooms and Zone V2 is bedrooms only as it appears all 9 properties are subject to noise levels above 50 dB LAeq, 16 hours in the daytime."

Noise mitigation measures are determined from calculations taking into account external noise levels incident upon the facades, the area of the windows and the volume of the rooms internally. This accounts for variations in noise mitigation measures for different parts of the site. The mitigation zones are clarified in the updated noise assessment report.

"I do not believe an overheating study has been provided."

The development will comply with the requirements of Approved Document O and an overheating and noise assessment will be undertaken as part of the detailed design process to ensure compliance with Building Regulations.

The EHO's comments make reference to a section of the Wiltshire Council Noise and Planning Document entitled "Hierarchy Level 5 Building Envelope." This states *"Reliance on the building envelope must be the last consideration once all other reasonable measures have been utilised."*

The proposed development has been designed to include an acoustic fence / wall along the southern boundary of the site adjacent to the A36. This mitigates and reduces to a minimum, road traffic noise impacting the site. Furthermore, proposed dwellings have been oriented to minimise habitable rooms facing towards the A36 which in turn will minimise noise levels incident upon habitable rooms. It is therefore confirmed that all other reasonable measures have been utilised in the design of the proposed development before relying on the building envelope.

Reference is made to ProPG which states *"Using fixed unopenable glazing for sound insulation purposes in generally unsatisfactory and should be avoided; occupants generally prefer the ability to have control*

over the internal environment using openable windows, even if the acoustic conditions would be considered unsatisfactory when open."

It is confirmed that the proposed development does not rely upon fixed, unopenable windows and that future occupants will be able to have control over their internal environment with the proposed noise mitigation measures in place.

I trust the above is in order. Please call if you have any questions.

Yours Sincerely,
For 24 Acoustics Ltd

Aileen Reed BEng MIOA
Principal Consultant