

Noise Impact Assessment

1. Introduction

This Noise Impact Assessment (NIA) has been prepared in support of a planning application for the proposed development at **Pound Farm, Stanley, Chippenham, Wiltshire, SN15 3RG**, which seeks to introduce a mix of commercial, residential and holiday accommodation uses within a largely rural setting.

The purpose of this assessment is to consider the potential noise impacts arising from the development and to demonstrate that the proposal is acceptable in noise terms and will not give rise to significant adverse effects on nearby or on-site noise-sensitive receptors.

While the commercial elements proposed (including office space, artists' studios and creative workshops) are considered relatively low-key in nature, the site is located in open countryside where existing background noise levels are likely to be low. In such environments, even modest levels of activity associated with commercial use, visitors, or servicing can be more readily perceptible than in more built-up locations. In addition, the proposal introduces new noise-sensitive receptors on site, including residential and holiday accommodation, and it is therefore necessary to understand how these uses would operate alongside one another without giving rise to unacceptable amenity impacts.

This assessment has been prepared on a proportionate basis to support the application in principle, to enable the Local Planning Authority to consult Public Protection and to be satisfied that the proposed uses can co-exist without adverse noise impacts. The information provided is intended to address noise considerations at the application stage, rather than deferring such matters to planning condition.

This assessment has been prepared in accordance with relevant national and local planning policy and guidance, including:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (Noise)
- BS 8233:2014 – Guidance on sound insulation and noise reduction for buildings
- World Health Organization (WHO) Environmental Noise Guidelines (as appropriate)

2. Site Description and Surroundings

The application site comprises a group of existing and proposed buildings within a largely rural setting. The site includes a mix of former agricultural buildings and associated land, set within open countryside and accessed via a local rural road network.

The proposed layout incorporates a mix of uses across the site, including commercial studio space (intended for artists and small businesses), residential accommodation, and holiday lets. These uses are distributed across a number of buildings within the site, together with associated parking, access routes and shared outdoor spaces.

The surrounding area is predominantly rural in character, with dispersed residential properties and agricultural land in the vicinity. As such, the prevailing noise environment is expected to be relatively quiet, particularly during evening and night-time periods.

The nearest noise-sensitive receptors include existing residential dwellings in the surrounding countryside, as well as proposed on-site receptors associated with the new residential and holiday accommodation.

3. Existing Noise Environment

The existing noise environment is typical of rural locations and is primarily influenced by:

- Road traffic on Stanley Lane & Studley Hill
- Local commercial and residential activity
- Local farming activity

Based on the site context and surrounding uses, baseline noise levels are considered to be low. No unusual or dominant noise sources were identified that would materially affect the suitability of the proposed development.

4. Description of the Proposed Development

The proposed development comprises a mix of commercial studio space, residential accommodation and holiday lets distributed across a number of buildings within the site.

The commercial elements are intended for artists' studios, small office-based businesses and creative workshops, together with the potential for occasional small-scale events ancillary to the primary creative uses. These activities are inherently low-key in nature and are not associated with noisy industrial processes.

The residential and holiday accommodation introduces new noise-sensitive receptors on site, making it important that the various uses are compatible in both layout and operation.

Noise-generating activities associated with the development are anticipated to include:

- Short-term construction activities during the build phase
- Typical day-to-day activity associated with studio use, visitors and vehicle movements
- Normal residential and holiday accommodation activity

No significant fixed plant or equipment is proposed as part of the development. Any plant required (e.g. small-scale ventilation) would be appropriately selected, located and controlled to ensure compliance with relevant noise standards at nearby receptors.

5. Assessment of Noise Impacts

Construction Phase

Construction noise will be temporary and intermittent in nature. Standard best practice construction management measures are assumed, including:

- Compliance with normal working hours
- Use of well-maintained equipment
- Adoption of considerate contractor practices

With these measures in place, construction noise is not expected to result in significant adverse effects.

Operational Phase

During operation, noise generated by the proposed development is expected to be low in magnitude and consistent with the rural character of the area.

The proposed studio uses are anticipated to operate primarily during daytime and early evening hours and will comprise activities such as art production, office-based work, small workshops and occasional small-scale events. These uses are expected to generate limited internal and external noise.

No significant external noise sources are proposed. Vehicle movements associated with staff, residents and visitors are expected to be modest and spread throughout the day.

Given the nature of the proposed uses, the separation distances within the site and the low baseline noise levels typical of the surrounding countryside, noise impacts at both on-site and off-site noise-sensitive receptors are predicted to be negligible to minor and not significant in planning terms.

The development is therefore considered capable of operating without giving rise to unacceptable noise or amenity impacts.

6. Mitigation Measures

Given the scale and nature of the proposal, no specific or bespoke noise mitigation measures are considered necessary beyond standard good design and management practice.

To ensure that noise impacts remain acceptable, the following assumptions and measures underpin this assessment:

- Studio and commercial uses will remain low-key in nature, limited to artists' studios, small office-based activities, creative workshops and occasional events
- Activities will generally be confined to daytime and early evening periods
- Any external plant or equipment will be appropriately designed, sited and controlled to minimise noise emissions

With these measures in place, the proposed uses are considered capable of co-existing without adverse noise impacts.

7. Conclusion

This Noise Impact Assessment has been prepared on a proportionate basis in response to the Local Planning Authority's request and to support consideration of the application in principle.

Having regard to the rural setting, the low-key nature of the proposed commercial studio uses and the introduction of appropriate assumptions regarding operation and management, it is concluded that the proposed mix of commercial, residential and holiday accommodation uses can co-exist without giving rise to unacceptable noise or amenity impacts.

The proposed development is therefore considered acceptable in noise terms and compliant with relevant national and local planning policy and guidance. Noise considerations should not preclude the grant of planning permission for the proposed development.

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