

Acoustics



A noise assessment has been produced which sets out how the proposal adheres to the Wiltshire noise limits.

A noise survey has been carried out over a 5 day period to accurately establish the typical levels of background noise in the area. Wiltshire guidance states that the development should be designed so as to achieve a rating level of 5 dB below the typical background level at the nearest noise sensitive location. The nearest sensitive location is 89 meters away at the rear of the house to the north-east off Bishopstrow road.

A summary of the proposal below:

The Pavilion

The Pavilion has a timber warm deck roof with resilient batten and acoustic insulation below.

The glazing is high performing fixed glazed units made up of 10mm glass- 200mm cavity - 6mm glass to meet minimum figures stated in Section 4, Table 5 of the Noise Assessment Report.

The space is ventilated mechanically with fan and attenuators on the roof. Please refer to Section 4, table 2 of the Noise Assessment Report for the noise limits that the ceremony room has been designed to

Parking

The parking is located to the east edge of site. The closest space is measured at 44m to the rear facade of the nearest residential house. The noise created from the vehicles is measured at 8 dB below the prevailing residual sound level between Midnight and 1am and no adverse noise impacts are anticipated from guest vehicles arriving, parking and leaving. Refer to the Noise Assessment Report and the Transport Scoping Note for more details.

Heat Pumps

Four air source heat pumps are located to the rear of Eastleigh Court. The nearest dwelling is 89 metres away. See Section 7, Table 8 of the Noise Assessment Report for external plant noise level limits. The conclusion of the report is that external plant is not a concern.

Guests

Potential noise associated with guests using outdoor amenity spaces has been assessed in line with Wiltshire Council Guidance and no adverse noise impacts are anticipated, taking into account recommendations for good practice site management operational control measures.

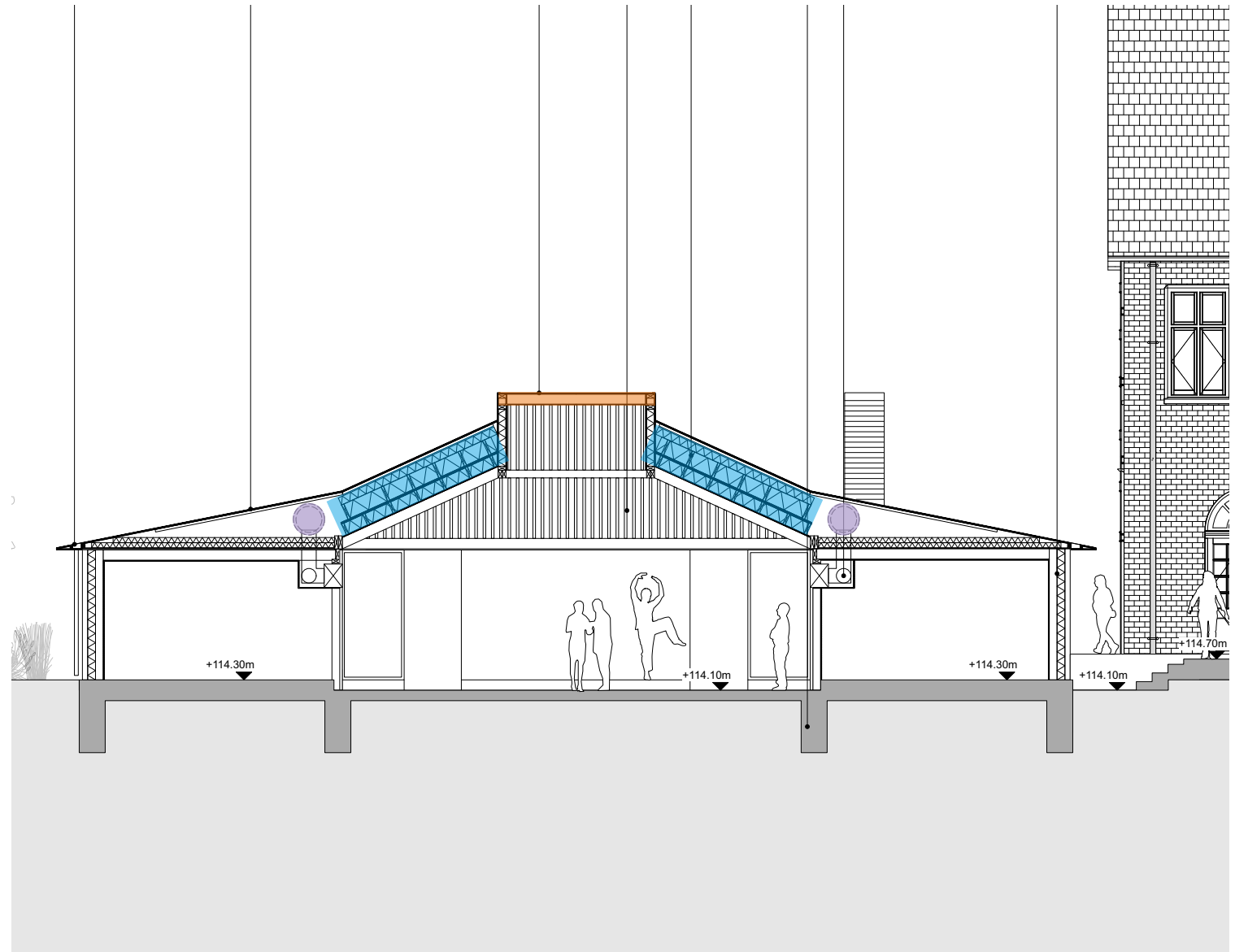


Acoustics

Building Fabric

This section of The Pavilion shows how the design has been co-ordinated with input from the acoustic and M&E consultant. A fully mechanically ventilated scheme is proposed so that no doors or windows will need to be opened for ventilation - avoiding noise spill when amplified music is played.

A 600mm thick acoustically insulated ceiling and roof light with secondary glazing ensures that the pavilion building achieves the required noise limitations.



Section of The Pavilion showing acoustic insulation

-  Acoustically insulated ceiling
-  Roof light with secondary glazing
-  Mechanical ventilation ductwork
Ventilation duct walls 20 gauge or thicker

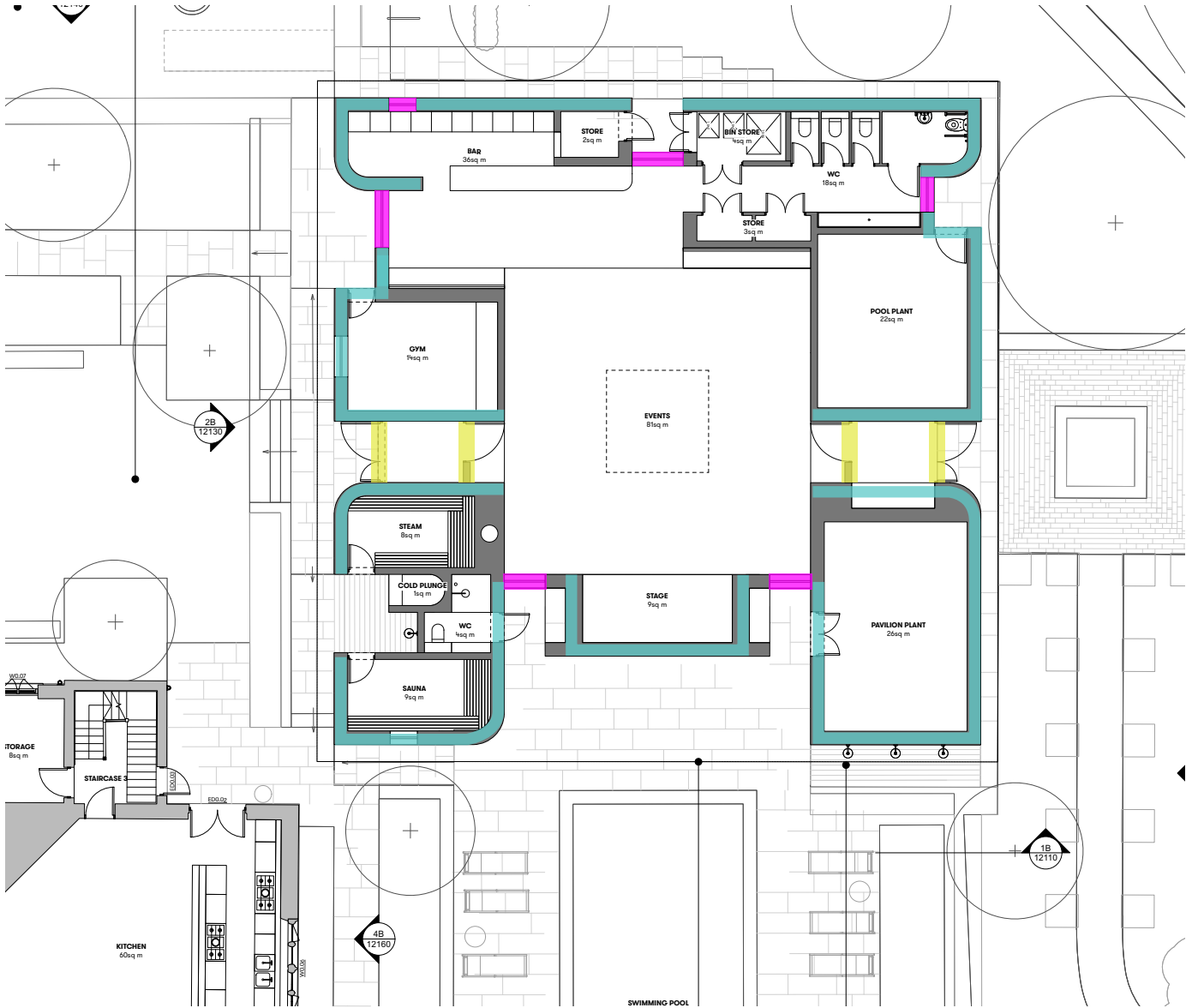


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Building Fabric

Plan of the Pavilion showing external wall, secondary glazing and acoustic door locations. Details of proposed walls and roof can be found on the following pages.

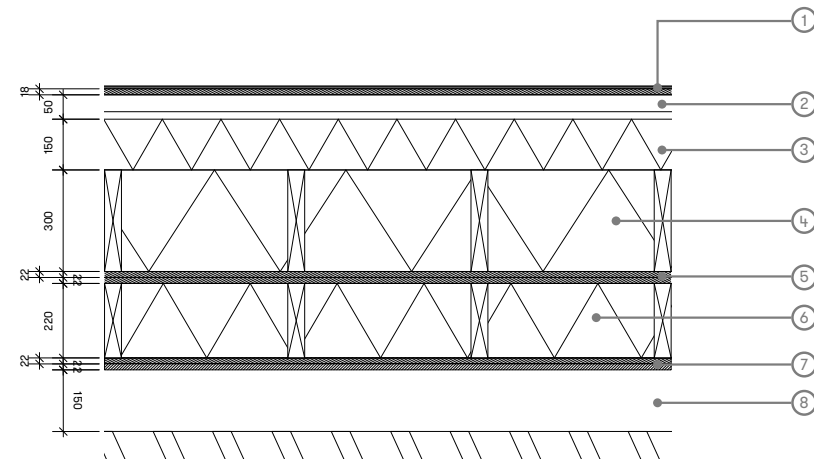
- Acoustic Doors
- Secondary Glazing
- External Walls



Ground Floor Plan of The Pavilion showing acoustic insulation

Key

- 1 — Standing seam copper roof on plywood
- 2 — 50mm ventilation
- 3 — 150mm mineral wool insulation
- 4 — 300mm mineral wool insulation
- 5 — 2 layers of 22mm plywood
- 6 — 220mm mineral wool insulation & resilient batten system
- 7 — 2 layers of 22mm plywood
- 8 — 150 x 38mm timber joists exposed



Key

1 — Limestone cladding

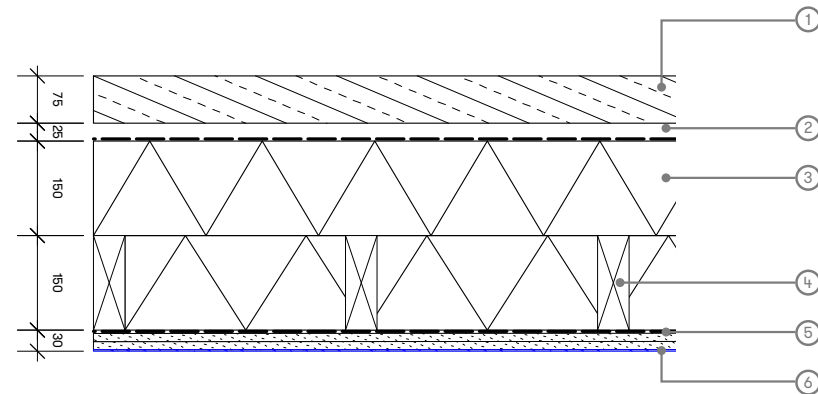
2 — Cavity

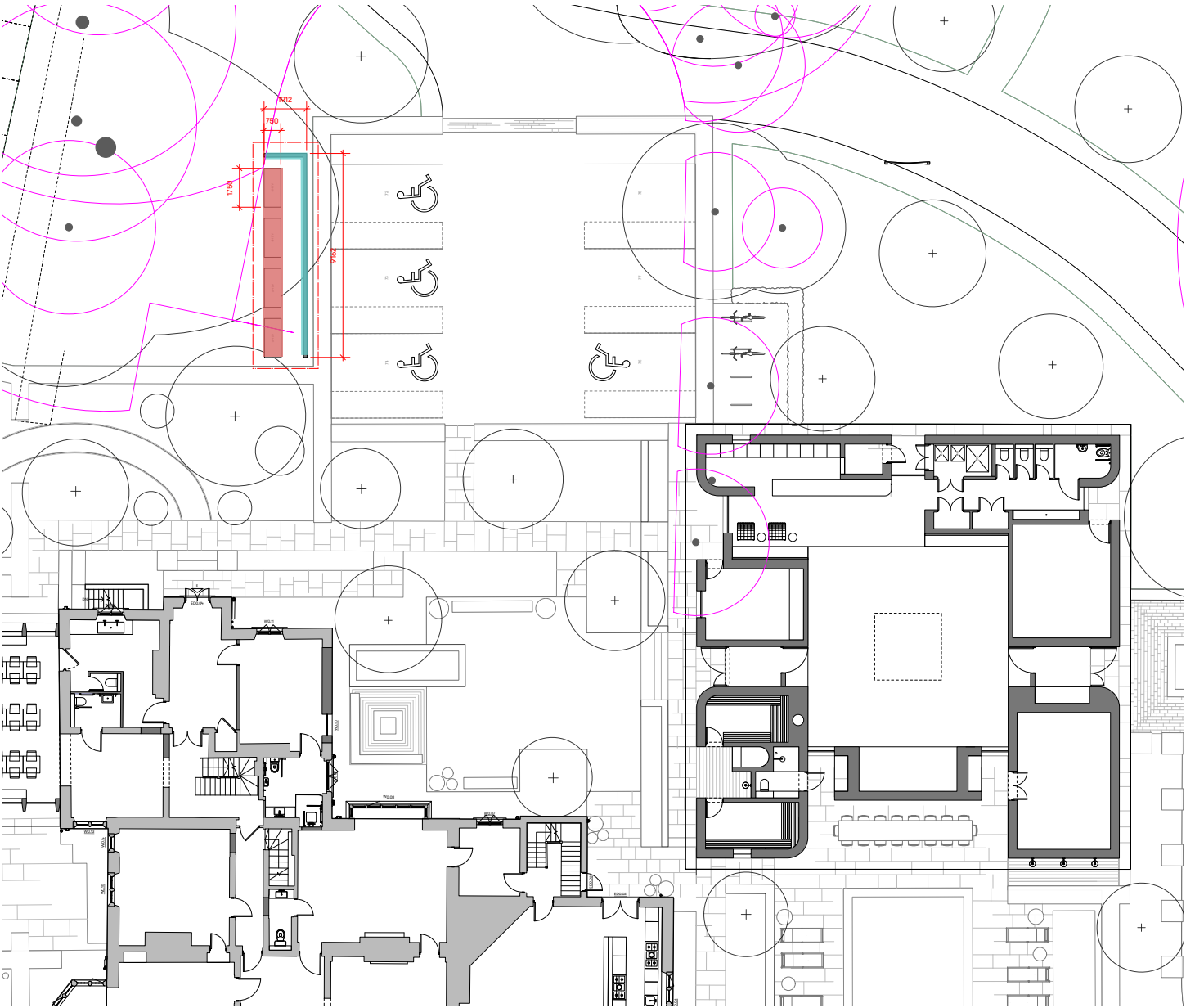
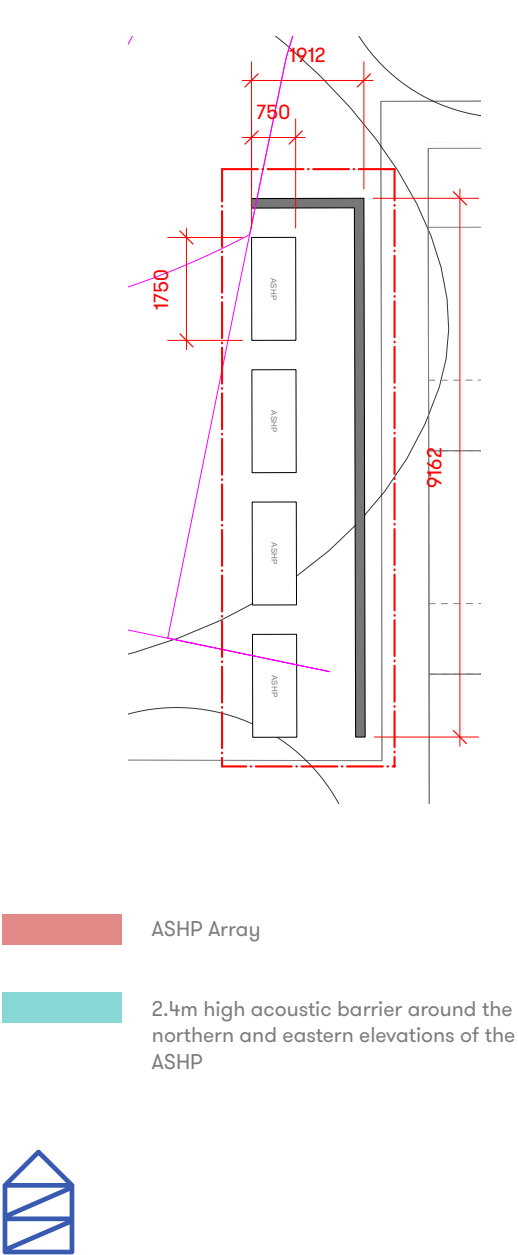
3 — Mineral wool insulation

4 — 150 x 50mm timber frame with mineral wool between joists

5 — Vapour control layer

6 — 2 layers of plasterboard with staggered joints or similar performing lining

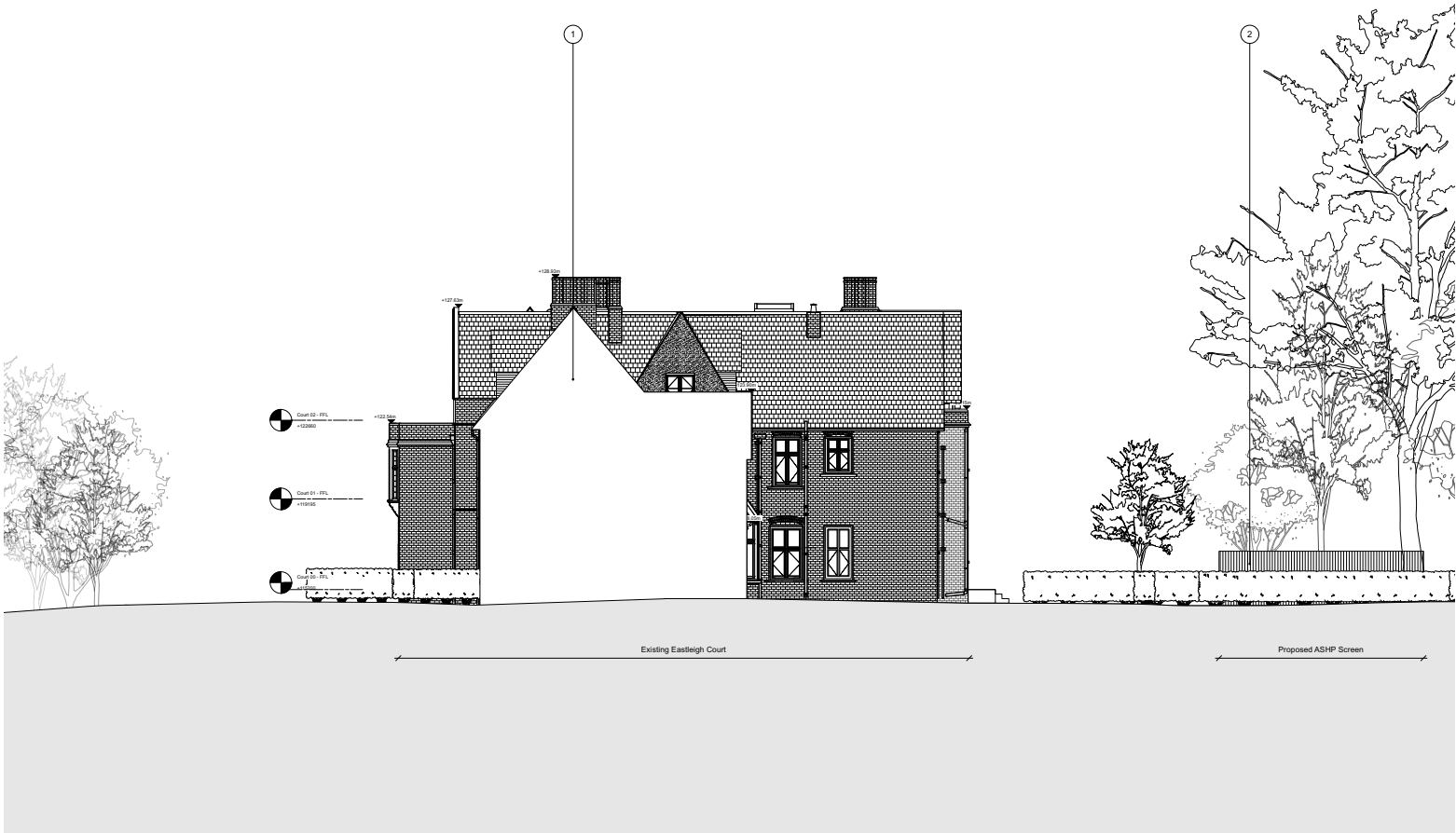




Key

- 1 — Eastleigh Court
- 2 — Proposed ASHP Location

NOTE.
See landscape plans for details



The following noise management controls will be implemented as part of the operations at the new pavilion to ensure that noise from guests in outdoor amenity areas is minimised:

- Signs must be displayed at the entrance/exit requesting customers to keep noise to a minimum
- Staff must be on site for the duration of events and any events lasting until 00:00 (midnight) will be fully supervised
- The outside area used by guests must be regularly inspected and monitored by staff when in use
- Staff must be trained to encourage guests to arrive/depart quietly
- Notices will be displayed requesting guests to leave quietly and in an orderly manner out of consideration to neighbours and their attention must be drawn to these notices by members of staff.



Marquee Location and Rationale

The proposed marquee is positioned south-west of Eastleigh Court, within an open area of parkland that offers generous separation from neighboring homes and is naturally shaped by landform and mature tree groups. This location was selected following a combined appraisal of topography, landscape character, heritage views, guest circulation, and acoustic performance.

Key reasons for choosing this location:

- Maximum distance from the nearest dwellings, ensuring the lowest potential for noise propagation.
- Set within a shallow natural bowl, where the landform helps contain activity and reduce outward sound transmission.
- Surrounded by meadow, woodland edge and specimen trees, providing additional soft buffering.
- Oriented away from the village, with long open views towards parkland rather than towards receptors.
- Retains key historic views from the Court, as the marquee sits outside the principal visual axis.

Nature of use

The marquee is intended solely for daytime and early-evening dining, ceremonies, and seated gatherings.

No amplified music is permitted within the marquee, and no dance floor or DJ use will take place here.

This avoids the principal source of environmental noise associated with weddings and events. Any amplified music is confined to the fully acoustically treated Pavilion.

Landscape setting and Sound Buffering

The surrounding landscape design reinforces acoustic resilience:

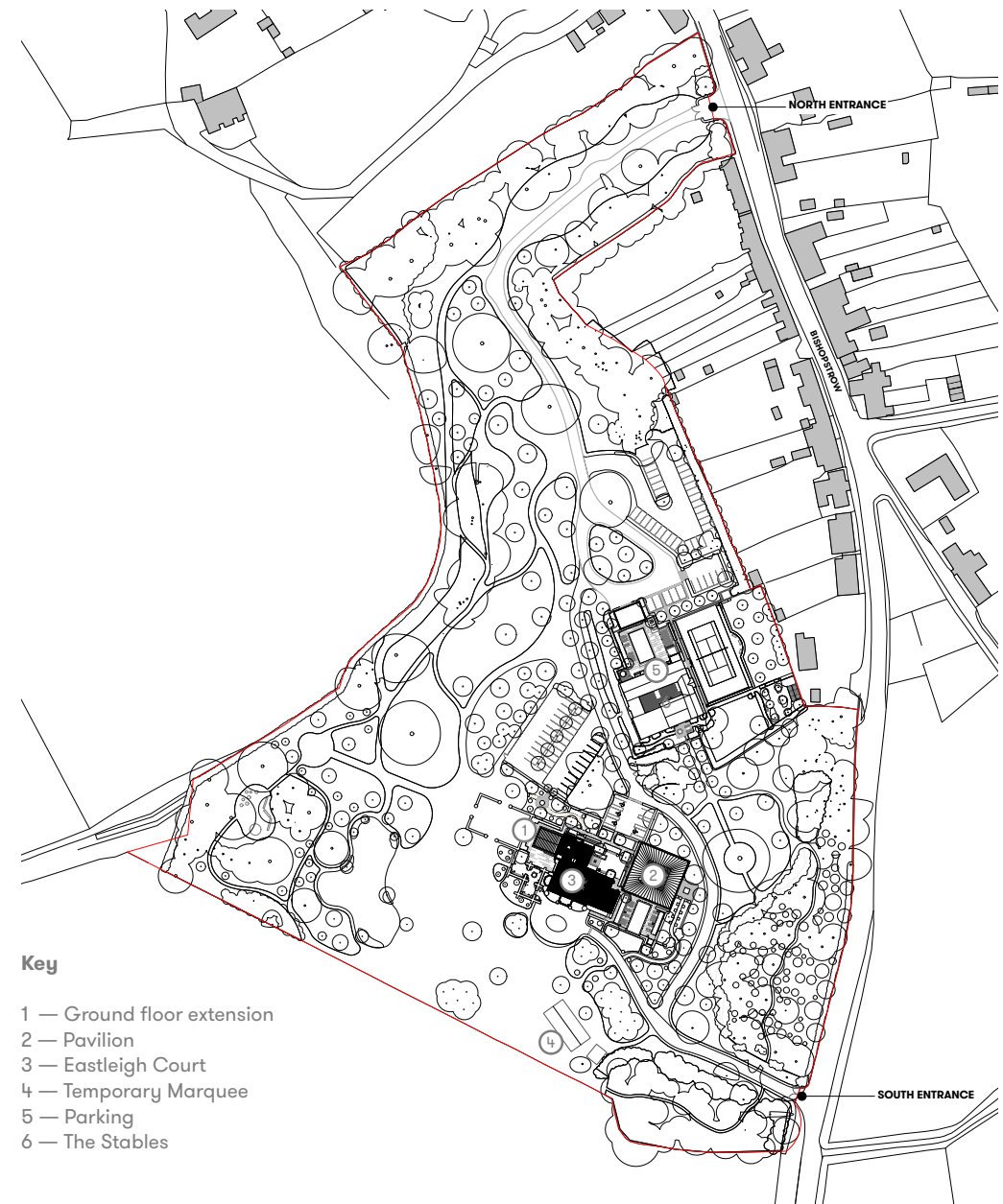
- Meadow and long grass margins reduce hard sound reflection and create a softer acoustic environment.
- Clusters of small trees and native shrubs form natural sound-absorbing layers.
- Woodland edge to the west and south-west helps break up sound travel in the direction of the wider landscape.
- Distance and soft ground conditions (grass, meadow, soil) significantly reduce propagation compared to paved areas.
- This integrated landscape approach means the marquee sits within a naturally dampened acoustic environment rather than one prone to noise breakout.



Acoustic Report finding

The noise assessment confirms:

- General guest noise within the marquee (speech, dining activity, light celebration) remains low impact due to distance separation and soft landscaping.
- Predicted noise levels at the nearest receptors remain below or at background levels, meaning effects are not significant and are unlikely to be perceptible during daytime use.
- The marquee is positioned such that there are no direct line-of-sight sound paths to the closest dwellings, further helping attenuate sound.
- Restricting the marquee to non-amplified activities only ensures compliance with Wiltshire Council's noise guidance without additional mitigation.
- Evening noise is further controlled by limiting all activity in the marquee to midnight closure and by transferring any louder components (e.g., dancing, bands, DJs) to the Pavilion, which has been designed to meet stringent acoustic performance criteria.
- Together, these measures ensure the marquee contributes no adverse noise impact on residential amenity.



Sustainable Drainage & Nutrient Neutrality



SuDS & Flood Risk Assessment

Sustainable Drainage

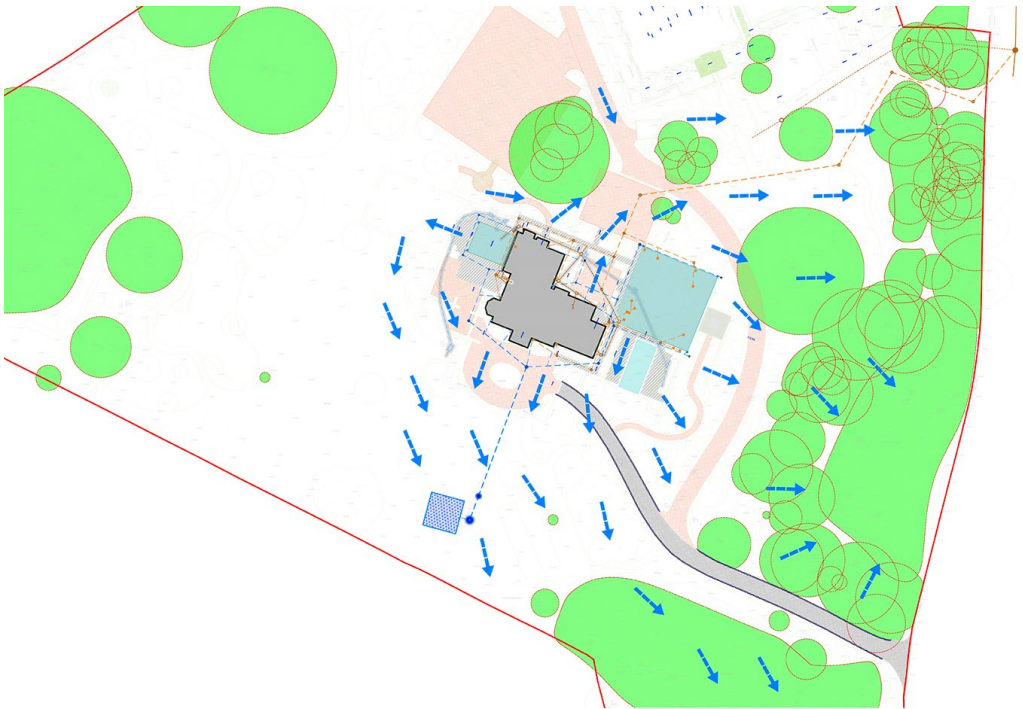
A Flood Risk Assessment & Outline Drainage Strategy has been prepared by Subteno and is included as part of this planning application.

Site investigations were commissioned which revealed that very slow infiltration rates are present in location of the proposed Pavilion building, making traditional shallow soakaways unsuitable. For surface water drainage, discharging into a foul sewer is not permitted and so a deep borehole soakaway into permeable bedrock is proposed. This is subject to further testing and EA liason.

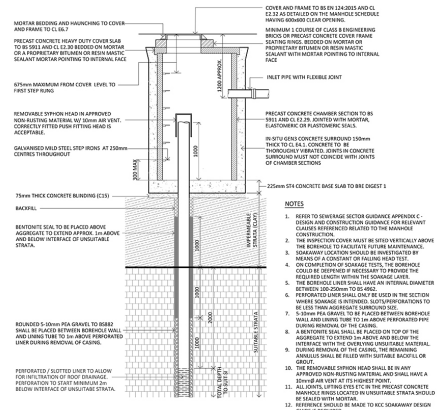
A proposed location for this deep borehole is proposed in the report and this has been developed based on favourable topography and no impact of tree root protection zones.

A new foul and surface water drainage system serving Eastleigh Court is proposed for the site. A CCTV survey showed that the drainage system is in a poor state or disrepair. This will connect to the existing foul sewer beneath Bishopstrow Road and the proposed new drainage route has been designed to avoid tree route protection zones.

The existing drainage serving the Former Eastleigh Stables is to be retained. The scheme incorporates extensive permeable surfacing — including reinforced grass and gravel finishes — to naturally infiltrate and diffuse surface water runoff across the site.



Site plan showing proposed location of deep borehole (hatched in blue)



Eastleigh Court falls within the catchment of the River Avon, a chalk river system of very high ecological importance. Over the years, development has contributed to declines in the ecological condition of the River Avon of account of phosphorous pollution. The site lies within the River Avon Special Area of Conservation (SAC) catchment, which is subject to nutrient neutrality requirements due to phosphorous sensitivity

Eastleigh Court will be delivered to be net phosphorous neutral, and will not contribute to further pressure on the river system. Increases in the loading of phosphorous to the River Avon through overnight accommodation will be offset through reducing phosphorous inputs elsewhere in the river catchment.

A Nutrient Statement has been prepared by Holbury Consultancy to support the planning application. The assessment has been undertaken in accordance with the Conservation of Habitats and Species Regulations 2017, Wiltshire Council guidance, and the most recent Natural England River Avon Phosphorous Calculator. A precautionary, worst-case approach has been adopted, including conservative assumptions on occupancy and wastewater generation.

The calculations demonstrate that, when both foul drainage and land use change are considered, the proposed development will result in an overall reduction in phosphorous loading to the water environment. The scheme achieves a net reduction of approximately 0.43kg of total phosphorous per year, increasing to around 0.49kg per year when the cessation of the existing residential use of the stables is taken into account .

As the development is better than nutrient neutral, no off-site mitigation is required. The proposals will not adversely affect the integrity of the River Avon SAC, either alone or in combination with other plans or projects, and are therefore compliant with Habitats Regulations requirements.

