



**WESTERN WAY, MELKSHAM
RESERVED MATTERS NOISE ASSESSMENT**

On behalf of:
Barratt Homes

WESTERN WAY, MELKSHAM RESERVED MATTERS NOISE ASSESSMENT

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1. INTRODUCTION

1.1 Hepworth Acoustics was commissioned by Barratt Homes to carry out a noise assessment in connection with a reserved matters application for residential development at a site known as Land to the South of Western Way, Melksham, Wiltshire.

1.2 The site is bounded as follows:

- To the north by Western Way
- To the west by open space with the A350 beyond. There is an existing strip of earth bunding of modest height adjacent to the A350 along most of the relevant section of this road passing the site
- To the southeast by commercial premises on Merlin Way, part of Bowerhill Industrial Estate.

1.3 The site location is shown in Figure 1.

1.4 The site benefits from outline planning consent for residential development as per appeal reference APP/Y3940/W/23/3324031. The outline consent includes Condition 19, which states the following:

Notwithstanding the Noise Assessment by Brookbanks dated September 2022 no dwelling shall be occupied until a scheme for protecting the occupants from unacceptable internal noise levels has been submitted to and approved in writing by the Council. The development shall be implemented in full accordance with the approved scheme.

1.5 The purpose of this report is therefore to address the requirements of Condition 19.

1.6 The proposed reserved matters layout is shown in Figure 2. This essentially reflects the illustrative layout and parameters upon which the planning approval was based, and hence for which the principle of acceptable development has been established.

1.7 The proposed residences are to be set substantially back from the boundary to Western Way, with an intervening buffer to include allotments and a multi-use games area (MUGA) to the north area of the site. There is also inevitably a substantial distance buffer to the A350, due to the intervening land that is not part of the site.

1.8 This Version 3 of the report has been prepared following submission to the Local Planning Authority, and subsequent provision of comments from, and discussions with, the Environmental Health Department, acting as statutory consultees, regarding noise matters, notably the noise emanating from neighbouring commercial premises to the southwest.

1.9 The various acoustics indices referred to in this report are described in Appendix A. All noise levels in the text have been rounded to the nearest decibel as fractions of a decibel are imperceptible.

2. NOISE CRITERIA

- 2.1 Condition 19 of the relevant outline planning consent does not provide specific noise criteria for the reserved matters scheme. Accordingly, the provisions of the British Standards described below have been adopted to determine appropriate criteria to assist in identifying mitigation measures to commensurately protect the occupants of the proposed residences from unacceptable internal noise levels.

BS 8233

- 2.2 British Standard 8233: 2014 *Guidance on sound insulation and noise reduction for buildings*, which carries the full weight of an adopted British Standard, recommends guidance on design criteria for acceptable noise levels within residential accommodation, as summarised in Table 1.

Table 1: BS 8233 Recommended Acoustic Design Criteria

Activity	Location	Internal Noise Levels	
		Daytime 0700-2300hrs	Daytime 0700-2300hrs
Resting	Living room	35 dB $L_{Aeq,16hr}$	-
Dining	Dining room / area	40 dB $L_{Aeq,16hr}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hr}$	30 dB $L_{Aeq,8hr}$

- 2.3 BS 8233 also states that, “*where development is considered necessary or desirable ... the internal target levels [i.e. those in Table 1] may be relaxed by up to 5dB and reasonable internal conditions still achieved*”.
- 2.4 BS 8233 clarifies that the above guidance relates only to noise without specific character and that at sites where noise does exhibit distinct characteristics (such as noise with a distinguishable, discrete and continuous tone, or noise that is irregular enough to attract attention, or which has strong low-frequency content), lower noise design values might be appropriate.
- 2.5 Further, BS 8233 states that if there is a reliance on closed windows to meet the guide values, “*there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level*”. It is also stated that assessments should be based on a room with “*adequate ventilation provided (e.g. trickle ventilators should be open)*”.
- 2.6 BS 8233 also recognises that regular individual noise events at night can cause sleep disturbance. Peaks of noise from individual events are usually described in terms of L_{Amax} values and these can be highly variable and unpredictable. ProPG: Planning & Noise ‘*Professional Practice Guidance on Planning & Noise*’ 2017 states that “*in most circumstances in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45dB $L_{Amax,F}$ more than 10 times a night*”.

- 2.7 BS 8233 also provides guidance regarding noise levels in outdoor living areas, stating that *"it is desirable that the external noise level does not exceed 50dB $L_{Aeq,T}$ with an upper guideline value of 55dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas such as city centres or urban areas adjoining the strategic transport network, compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, developments should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited"*.
- 2.8 However, matters relating to outdoor living areas are not included as part of Condition 19 of the outline planning consent, which refers to internal noise levels only.

BS 4142

- 2.9 British Standard 4142: 2014 +A1:2019, *Methods for rating and assessing industrial and commercial sound* provides methods for rating and assessing sound of an industrial nature from industrial or commercial premises.
- 2.10 This requires the sound from a specific source (in L_{Aeq}) to be compared with the existing background sound level (L_{A90}) outside residential locations. The standard also puts weight on the importance on the context in which the sound will occur.
- 2.11 The noise 'rating' level ($L_{Ar,T}$) is derived based on the 'specific' L_{Aeq} sound level attributable to the operation with an 'acoustic feature' penalty added for any sound sources which give rise to tonal, impulsive, intermittent, or other characteristics readily distinctive against the residual acoustic environment.
- 2.12 BS 4142 stipulates that impacts should be assessed over a reference time interval 'T' of 1-hour during the daytime (0700-2300hrs) and 15-minutes during the night-time (2300-0700hrs).
- 2.13 An initial estimate of the impact of the operation is determined by subtracting the background level from the 'rating' level. BS 4142 states that:
- A difference of around +10dB or more is likely to be an indication of a significant adverse impact, depending on the context
 - A difference of around +5dB is likely to be an indication of an adverse impact, depending on the context
 - Where the 'rating' level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context
- 2.14 Where the initial estimate of the impact needs to be modified due to the context, BS 4142 states that all pertinent factors should be taken into account in determining whether the initial estimate of the impact needs to be modified, including:

- The absolute level of noise, including “where background noise levels and rating levels are low, absolute levels might be as, or more, relevant than the margin by which the rating level exceeds background. This is especially true at night”
- The character and level of the residual noise
- The sensitivity of the receptor and whether dwellings ... will already incorporate design measures that secure good internal and/or outdoor acoustic conditions, such as: i) façade insulation treatment, ii) ventilation and/or cooling, and iii) acoustic screening

A GUIDE TO THE DESIGN, SPECIFICATION & CONSTRUCTION OF MULTI USE GAMES AREAS (MUGAs) INCLUDING MULTI-SPORT SYNTHETIC TURF PITCHES (STPs) - Part 1 (of 3) – General Guidance and Design Considerations; Dimensions and Layouts Produced by Sport England, in conjunction with the Sports and Play Construction Association

- 2.15 The Sport England guidelines on MUGA design includes the following provisions with regard to site considerations & location: “*The location of the MUGA should be sympathetic to its surroundings and any adjacent infrastructure and early guidance should be sought on policy and any necessary permission that may be required from the Local Planning Authority. It is normally advisable to locate a MUGA (especially floodlit ones) at least 12m, and ideally at least 30m from other residences. On flat terrain sites, landscaping and mounding can be used to obviate noise breakout and floodlight spillage.*”

Wiltshire Council: Planning Consultation Guidance Note: Noise and Vibration

- 2.16 The Wiltshire Council document *Planning Consultation Guidance Note: Noise and Vibration* sets out locally applicable guidelines for assessment of noise and vibration including, as relevant here, assessments relating to noise from road traffic sources and from commercial noise sources affecting new residences.
- 2.17 The guidance notes that any development containing noise sensitive uses shall be supported by an assessment of the impact of any existing sources of noise and vibration on the amenity of the proposed occupants of the development. Where an adverse impact is predicted the development proposals shall include details of how this adverse impact will be avoided or reduced.
- 2.18 The guidance provides an overview in relation to ‘good acoustic design’, in line with guidelines relating to the same set out in ProPG: Planning & Noise ‘*Professional Practice Guidance on Planning & Noise*’ 2017, with specific commentary relating to ‘hierarchy of noise mitigation’ which lists means of implementing noise mitigation that should be considered in order of preference. From this we infer that potential mitigation measures should be evaluated subject to particular options being feasible, proportionate and appropriate for the situation in question.
- 2.19 Section 6 of the Wiltshire document provides further specific guidance for proposed developments, including the following that is of note to this assessment:

- Noise from road traffic should be assessed with reference to BS 8233, the parameters of which are described above.
- Noise from existing industrial and commercial noise sources on new residential developments should be assessed with reference to BS 4142.
- It is stated that *“To assess the impact of existing industrial and commercial noise sources on new residential developments... The noise mitigation hierarchy ... shall be used with the aim of achieving a rating level of the industrial or commercial sound source level no greater than the representative background sound, where practicable when measured in accordance with BS 4142:2014 + A1: 2019.”*
- It is also stated that there may be instances, for specific sites, where a rating level at 5dB below background is deemed appropriate, and that this can be determined through discussion with the Local Planning Authority (LPA). However, no specific rationale is provided for when this might be applicable.
- It is stated that schemes that rely on closed windows and alternative ventilation to mitigate noise from industrial and commercial uses will normally be refused, albeit that this will be based on the context of each individual application.
- It is stated that commercial/industrial noise surveys should be carried out on the basis of attended measurements.

3. ROAD TRAFFIC NOISE MONITORING – MAY 2025

- 3.1 A survey of prevailing road traffic noise levels was carried out at the site over the course of Thursday 29 and Friday 30 May 2025.
- 3.2 The weather during the survey was dry and clear with a light southerly / westerly wind.
- 3.3 Road traffic noise monitoring was carried out at Locations 1 and 2, identified in Figure 1, which are towards the west and north site boundaries respectively.
- 3.4 At Location 1 the measurement microphone was elevated to a height of 4.0m above local ground to ensure a worst-case measurement of noise levels at upper floors, accounting for any effects of the existing earth bunding adjacent to the A350. At Location 2, the measurement microphone was positioned at 1.5m above local ground.
- 3.5 Daytime noise monitoring was undertaken at Locations 1 and 2 over the period 1000-1300hrs on Friday 30 May 2025.
- 3.6 The daytime $L_{Aeq,16hr}$ noise exposure levels at Locations 1 and 2 have been determined in accordance with the 'Shortened Measurement Procedure' described in the Department of Transport document 'Calculation of Road Traffic Noise' (CRTN), 1988. This procedure involves taking noise measurements in terms of $L_{A10,T}$ over representative time periods within any three consecutive hours between 1000hrs and 1700hrs. By taking the $L_{A10,3hr}$ as the arithmetic mean of the measured $L_{A10,1hr}$ values, the $L_{A10,18hr}$ value can then be calculated. The correction to obtain the $L_{A10,18hr}$ value from the $L_{A10,3hr}$ level is -1dB. The $L_{A10,18hr}$ values have then been converted into the equivalent $L_{Aeq,16hr}$ values by applying a correction of -2dB, as set out in paragraph 6.2.2 of BS 8233.
- 3.7 Night-time noise monitoring was undertaken at Locations 1 and 2 over a full 8-hour night-time period commencing at 2300hrs on Thursday 29 May 2025.
- 3.8 The night-time $L_{Aeq,16hr}$ noise exposure levels at Locations 1 and 2 have been determined from the logarithmic average of all measured $L_{Aeq,2min}$ noise measurement samples over each of those periods.
- 3.9 To provide a robust interpretation of BS 8233 and ProPG guidelines relating to L_{Amax} , the overall night-time L_{Amax} noise levels at Locations 1 and 2 have been determined for assessment purposes as the measured $L_{Amax,2min}$ level exceeded no more than 10 times over the full night-time period.
- 3.10 Notwithstanding the foregoing, using audio recording that was acquired throughout the monitoring, it has been determined that anomalously high noise level measurements over the period 0410-0430hrs on Friday 30 May 2025 at Location 1 were attributable to birdsong close to the microphone during the dawn chorus. Accordingly, the data from the above period have been removed from the analysis.

- 3.11 Further to above, a set of short-term supplementary noise measurements was undertaken at each of Location 1a, which is at the position of Location 1 but with the measurement microphone at 1.5m above local ground, and at Location 3, which is towards the north site boundary but set back from Location 2 in a position more representative of the nearest proposed residences to Western Way.
- 3.12 The supplementary noise measurements were undertaken in sequential 5-minute samples. The corresponding 5-minute samples at Locations 1 and 2 have been processed for the same time periods.
- 3.13 In broad accordance with the 'Comparative Measurements' technique set out in CRTN, the overall daytime and night-time noise levels at Locations 1a and 3 have been determined by applying the average difference in measured $L_{A10,5min}$ noise levels at these locations with the concurrent $L_{A10,5min}$ measurements at Locations 1 and 2 respectively, to the overall daytime and night-time noise levels, as determined by way of continuous monitoring at Locations 1 and 2.
- 3.14 Based on the above, the overall road traffic noise levels are summarised in Table 2.

Table 2: Overall Daytime and Night-time Road Traffic Noise Levels

Location	Microphone Height Above Local Ground	Daytime (0700-2300hrs)	Night-time (2300-0700hrs)	
		dB $L_{Aeq,16hr}$	$L_{Aeq,8hr}$	L_{Amax}
1	~4.0m	55	50	64
1a	~1.5m	53	48	62
2	~1.5m	65	58	74
3	~1.5m	56	49	65

- 3.15 All measured road traffic noise levels are detailed in Appendix B.
- 3.16 The noise measurements were undertaken at Location 1 were undertaken using a NTi Audio XL2-TA 'Class 1' sound analyser, (serial no. A2A-20259-E0) and at Location 2 using a NTi Audio XL3 'Class 1' sound analyser (serial no. A3A-01459-F0). Both above sound analysers were field calibrated using a Norsonic Acoustic Calibrator, Type 1251 (serial no. 20804).
- 3.17 All noise measurements at Locations 1a and 3 were undertaken using a Brüel & Kjær Type 2260 integrating sound level meter (serial no. 2467014), field calibrated using a Bruel & Kjaer Acoustic Calibrator, Type 4231 (serial no. 2389221).
- 3.18 All instrumentation was field calibrated before and after the noise measurements and no variation in calibration level was observed.
- 3.19 All measurement microphones were fitted with a wind shield and mounted in free-field conditions.

4. COMMERCIAL NOISE MONITORING – MAY 2025

- 4.1 A survey of prevailing commercial noise levels was carried out at the site over the course of Thursday 29 and Friday 30 May 2025.
- 4.2 The weather during the survey was dry and clear with a light southerly / westerly wind.
- 4.3 Noise monitoring was carried out at 1.5m above local ground at Locations 4, 5, 6 and 7, as identified in Figure 1. These locations were selected following initial inspections of this area of the site, which determined that these were the only areas where any noise attributable to the adjoining commercial premises was noticeable.
- 4.4 These locations were set back about 3m from the southeast boundary of the reserved matters site. Noting that the proposed reserved matters layout in Figure 2 indicates a good distance buffer between this boundary and the nearest proposed residences, the closer measurement locations were adopted in order to best obtain higher quality measurements of the commercial noise with minimised interference from residual road traffic noise. Of course, therefore, noise levels at proposed residences will be somewhat lower than those measured at Location 4-7.
- 4.5 At Location 4, some fixed plant noise was noted. This comprised a steady, lower-level noise (about 53dB L_{pA} at Location 4) from a unit that was in constant operation throughout working hours of the associated premises, with the intermittent operation of a second plant item, generating slightly higher noise levels (about 60dB L_{pA} overall at Location 4). This item typically operates in ‘bursts’ of about 1-minute duration, sometimes with only a few minutes in between bursts, and sometimes with longer periods in between.
- 4.6 Continuous noise monitoring was carried out at Location 4 over the period 1530-1815hrs on Thursday 29 May 2025 (although this was interrupted at about 1715hrs to allow a separate noise measurement at Location 5 as discussed further below).
- 4.7 The sequential 15-minute noise levels at Location 4 are summarised in Table 3.

Table 3: Summary of noise Levels at Location 4

Location	dB L_{Aeq} ('ambient')		dB L_{A90} ('background')	
	Range	Logarithmic Average	Range	Arithmetic Average
4	53-58	56	50-54	53

- 4.8 Noise measurements at Location 4 were paused at about 1715hrs as some vehicle activity / loading type noise was observed at an adjacent area slightly to the southwest (in an area where no noise had previously been noted). Hence, a noise measurement was started at Location 5 soon after. The duration of this noise measurement was only ~4-minutes as the noise-generating activity soon ceased. The measured noise level was 53dB $L_{Aeq,T}$. Following this brief measurement, noise monitoring resumed at Location 4 as per above.

- 4.9 At Location 6, continuous noise monitoring was carried out over the period 1515-1845hrs on Thursday 29 May 2025, in respect of general ad hoc commercial type noise noted in this area. From the reserved matters site it was not possible to view activities at the commercial site due to foliage, however this included a variety of general noise sources including use of tools with associated banging and clatter, some intermittent fixed plant and vehicle movements. However, all such noise sources were sporadic, with some prolonged periods without any commercial noise, whereby residual road traffic noise was the dominant source of noise.
- 4.10 The sequential 15-minute noise levels at Location 6 are summarised in Table 4.

Table 4: Summary of noise Levels at Location 6

Location	dB L_{Aeq} ('ambient')		dB L_{Aeq} ('background')	
	Range	Logarithmic Average	Range	Arithmetic Average
6	50-56	54	48-52	51

- 4.11 A final period of noise monitoring was undertaken at Location 7 over the period 1330-1355hrs on Friday 30 May, with regard to fixed plant items to the rear elevation of the children's soft play centre to the south of this location. The steady continuous plant noise in the absence of notable extraneous residual noise was 53dB $L_{Aeq,T}$ / 52dB $L_{A90,T}$.
- 4.12 All commercial type noise in the area to the southeast of the reserved matters site had ceased before 1900hrs. The site was attended in the later part of the evening at about 2200hrs and again in the early morning period from before 0600hrs and it was confirmed that no commercial premises were operating through the night-time period. Some minimal activity was noted to commence fairly shortly after 0700hrs.
- 4.13 All noise measurements at Locations 4 and 5 were undertaken using a Nti Audio XL2-TA 'Class 1' sound analyser, (serial no. A2A-20259-E0).
- 4.14 All noise measurements at Locations 6 and 7 were undertaken using a Nti Audio XL3 'Class 1' sound analyser (serial no. A3A-01459-F0).
- 4.15 Both above sound analysers were field calibrated using a Norsonic Acoustic Calibrator, Type 1251 (serial no. 20804),
- 4.16 All instrumentation was field calibrated before and after the noise measurements and no variation in calibration level was observed.
- 4.17 All measurement microphones were fitted with a wind shield and mounted in free-field conditions.
- 4.18 All measured commercial noise levels from May 2025 are detailed in Appendix B.

5. ADDITIONAL COMMERCIAL NOISE MONITORING AND INVESTIGATION – FEBRUARY 2026

- 5.1 An additional survey of prevailing commercial noise levels was carried out at the site over the course during February 2026.
- 5.2 Prior to further full survey works, on Thursday 5 February 2026 a relatively brief inspection (~1-hour) was carried out along the site boundary to the neighbouring commercial premises, and within the near part of the commercial area itself. Weather conditions at this time were not conducive to undertaking any noise measurements, however subjective observations were made that confirmed that, in general terms, levels, character and temporal variation in noise generation was comparable to that observed during the May 2025 noise survey.
- 5.3 Also, in the period leading up to this time, the applicants (Barratt Homes) compiled a review of the various commercial units at Bowerhill Industrial Estate, including a description of the existing use, the use class, working days/hours and details of any associated planning applications. The findings of this exercise are presented in Appendix C.
- 5.4 It can be seen from the information in Appendix C that the vast majority of operations in the vicinity of the reserved matters site operate during normal daytime working hours only, mostly limited to Monday-Friday, with some units operating limited daytime hours on Saturdays. The exceptions are as follows:
- Boomerang childrens' soft play centre, which also operates during the daytime on Sundays – This operation has been previously determined to not generate noise likely to give rise to any adverse impact
 - Bowerhill Trade Centre used car dealer, which has potential operation on Sunday daytimes, but from information presented on the company's website this is only for sales purposes by appointment.
 - Bodycare Accident Repair, which has apparent potential operation on Sunday daytimes, but again from the company's website is in fact closed on Sundays. This location is remote from the reserved matters site.
 - Genesis Manufacturing Ltd, which is understood to operate 0500-2200hrs Monday to Friday, hence partly within the night-time period. However, this unit also is remote from the reserved matters site and from our inspection of this unit, there are no appreciable noise emissions associated with the use.
 - London City Bond Transport Hangar, which essentially has potential 24-hour operation for most of the week. Based on online information, this set of former RAF hangers is used for storage of fine wines and similar, and hence a potentially somewhat specialised operation, which reflects our observation that activity levels at the site are low.
- 5.5 Further to this, a more detailed additional commercial noise survey was carried out.

- 5.6 Predominantly, this was carried out during the afternoon period of Monday 9 February 2026. During this period, the weather was dry and overcast with a light southeasterly wind.
- 5.7 After a period of initial observations, two primary noise measurement locations were adopted. identified as Location 8 and 9 in Figure 1. Compared to the May 2025 survey, and the Thursday 5 February 2006 visit, it was observed that levels of noise generation appeared slightly greater and background noise levels slightly lower, such that it was more readily possible to carry out commercial noise measurements in locations directly representative of the nearest proposed residences, as per the reserved matters scheme.
- 5.8 With respect to the slightly lower background noise levels, it is considered that this was attributable to the wind direction, which during the February 2026 survey was from the southeast, resulting in slightly lower road traffic noise levels compared to during the May 2025 survey, but also a noticeably higher level of very steady, broadband and non-specific noise from across the Bowerhill Industrial Estate generally.
- 5.9 Location 8 (in February 2026) effectively corresponds to Location 4 (from May 2025), but set further back from the boundary in a location representative of the nearest proposed residences. In a similar manner, Location 9 (in February 2026) effectively corresponds to Location 6 (from May 2025)
- 5.10 The locations were adopted as being the worst-case locations of proposed residences to the only noticeable areas/units of appreciable commercial noise generation.
- 5.11 At both Locations 8 and 9, noise measurements were undertaken in sequential 15-minute samples over the period 1330-1630hrs.
- 5.12 Considering firstly Location 8, there was steady noise noted from the fixed plant item that was previously noted (in May 2025) to be in constant operation throughout working hours of the associated premises. On this occasion, however, as was the case during the inspection of Thursday 5 February 2026, the second plant item that was previously noted to generate slightly higher noise levels in occasional 'bursts' of about 1-minute duration was not present. Some variation in plant noise level was considered to be just perceptible, as though due to intermittent operation of a second item of plant, however the change in noise level, and hence the potential noise level of the second item, was so low that the secondary source could not be identified (or even confirmed to not be a minor fluctuation in the primary source).
- 5.13 In addition, primarily during the second part of the monitoring period, some ad hoc manual work using power tools (drills, saws) was noted on the hardstanding area between the unit building and the boundary, resulting in elevated levels of noise at times. However, this appeared to relate to construction of a fence or similar structure, indicating that in all likelihood it was not typical of ongoing operation of the business, noting that no external works had been previously observed in this area. The noise monitoring results affected by this noise are included in this assessment, however it is strongly considered that these should be treated with caution.

- 5.14 Considering Location 9, prior to and for a very brief period during the initial part of the monitoring, some very broadband and intrusive noise was noted from a high-level duct opening in the building facing towards the reserved matters site, about 5-6m above ground level. Shortly prior to the monitoring a brief 5-minute noise measurement was carried out at about 5m from the boundary and hence about 11m from the plant, identified for completeness as Location 10 in Figure 1. The measured steady noise level was found to be 58dB L_{pA} at Location 10. Therefore, based on distance attenuation, a corresponding noise level attributable to this fan noise of 49dB L_{pA} would be expected at Location 9, i.e. at the nearest proposed residence.
- 5.15 For the remainder of the monitoring period at Location 6, noise generation was essentially similar to that observed in May 2025, again comprising a variety of general noise sources including use of tools with associated banging and clatter, some intermittent fixed plant and vehicle movements. However, on this occasion, periods of noise generation were slightly more frequent and prolonged, compared to the that noted in May 2025.
- 5.16 Nonetheless, it was still clearly the case that the L_{A90} background noise levels at Location 9 in particular, where steady plant noise was not present, were representative of ‘true’ background noise levels in that area for most of the time, as this is controlled by the lulls in noise, rather than the intermittent noise events.
- 5.17 The sequential 15-minute noise levels at Locations 8 and 9 are detailed in Appendix B and are summarised in Table 5.

Table 5: Summary of noise Levels at Locations 8 and 9

Location	dB L_{Aeq} ('ambient')		dB L_{A90} ('background')	
	Range	Logarithmic Average	Range	Arithmetic Average
8	51-57	53	50-51	50
9	50-56	54	47-51	49

- 5.18 It is noted that the monitoring at Locations 8 and 9 ceased at 1630hrs due to the onset of rain at that time. However, the site was attended again at 1730hrs the same day and it was observed that all noise generating activity along the boundary to the commercial areas had ended.
- 5.19 During the above commercial noise monitoring, no clearly appreciable noise from the London City Bond Transport Hangar site was noted. This is to say that on a small number of occasions, some vehicular and other type noise was observed from the relevant direction, but the level and character of this was sufficiently low that it was not possible to discern whether the noise was emanating from that site, or from another part of the wider commercial area, as no activity was visually apparent from the reserved matters site. Certainly, the noise associated with any such observations was sufficiently low that meaningful measurement of any specific noise above the residual background noise would not have been possible.

- 5.20 Nevertheless, noting that this was the one commercial area of note that bounds the reserved matters site that has (based on the information in Appendix C) apparent potential for operation at any time of the day or night, some unattended longer term noise monitoring was undertaken at Location 11, as identified in Figure 1, in order to potentially capture any night-time noise attributable to operations at the London City Bond Transport Hangar site.
- 5.21 Location 11 was selected as being the best available location for these purposes, in terms of being safe and secure, and away from the noise of running water within the brook that runs through this part of the site.
- 5.22 The noise monitoring at Location 11 was carried out in sequential 15-minute samples encompassing two full night-time periods, during which it was mostly dry and calm.
- 5.23 The sequential 15-minute noise levels at Location 11 are detailed in Appendix B and are summarised in Table 6.

Table 6: Summary of noise Levels at Location 11

Night-time Commencing 2300hrs	dB L_{Aeq} ('ambient')		dB L_{A90} ('background')	
	Range	Logarithmic Average	Range	Arithmetic Average
9 Feb 2026	35-50	43	33-47	39
10 Feb 2026	38-54	46	34-50	39

- 5.24 The data in Table 6 indicates fairly constant noise levels between the two night-time periods. Analysis of the relevant data demonstrates that the higher measured noise levels occurred during the later part of the night-time periods, with the onset of more typical daytime noise levels, and were also influenced by birdsong in proximity to the microphone, especially during the second night-time. Moreover, the night-time noise levels were low and the measurements display no evidence of appreciable commercial noise from any neighbouring areas during the night-time.
- 5.25 All noise measurements at Locations 8 and 11 were undertaken using a Nti Audio XL2-TA 'Class 1' sound analyser, (serial no. A2A-20259-E0).
- 5.26 All noise measurements at Locations 9 and 10 were undertaken using a Nti Audio XL3 'Class 1' sound analyser (serial no. A3A-01459-F0).
- 5.27 Both above sound analysers were field calibrated using a Norsonic Acoustic Calibrator, Type 1251 (serial no. 20804),
- 5.28 All instrumentation was field calibrated before and after the noise measurements and no variation in calibration level was observed.
- 5.29 All measurement microphones were fitted with a wind shield and mounted in free-field conditions at a height of 1.5m above local ground.

6. NOISE ASSESSMENT AND MITIGATION

Non-Commercial Noise

- 6.1 With regard to potential noise from the proposed MUGA, it is noted that this is shown on the reserved matters layout in Figure 2 to be location greater than 30m from any residences and hence complies with the ‘*ideal*’ guideline set out by Sport England.
- 6.2 With regard to road traffic noise, overall noise levels set out in Table 2 for Locations 1, 1a and 3 are modest. It is noted that Location 2 is considerably closer to Western Way than the nearest proposed residences as the per the reserved matters layout shown in Figure 2.
- 6.3 Based on the overall noise levels it is considered that no additional mitigation is required with respect to road traffic noise to ensure internal noise levels consistent with BS 8233 guideline values. This can be achieved using standard thermal double glazing (typically providing acoustic rating no less than $\sim 27\text{dB } R_w + C_{tr}$), with standing non-acoustic trickle vents (typically providing acoustic rating no less than $\sim 32\text{dB } D_{n,e,w}$) in the open position.
- 6.4 It is noted that the above recommendations do not take account of the requirement of Approved Document O of the Building Regulations (ADO), as that is not pertinent to Condition 19 of the outline planning consent or planning matters generally. Nonetheless, subject to additional assessment at an appropriate stage, whilst it is possible that mechanical or other means of cooling will be necessary for some bedrooms in areas closest to Western Way and the A350, based on the overall noise levels set out in Table 2 for Locations 1, 1a and 3, the requirement for any such provision is anticipated to be minimal.
- 6.5 Notwithstanding the limitations of the scope of Condition 19 of the outline planning consent, based on the proposed reserved matters layout shown in Figure 2, which employs ‘good acoustic design’ in terms of plot orientation, with proposed private garden areas set to the protected rear side of houses fronting towards Western Way, it is also considered that road traffic noise levels in all proposed private garden areas will be within the threshold values set out in BS 8233.

Commercial Noise

- 6.6 With regard to commercial noise, a set of ‘initial estimate of the impact’ assessments, as defined within BS 4142 as being part of a full, detailed assessment, has been carried out.
- 6.7 This has been done firstly based on the findings of the May 2025 commercial noise survey, for each of Locations 4 – 7, taking account the measurement distance from the source and the distance to the nearest residences.

- 6.8 Residual sound levels in all cases have been adopted based on the lowest $L_{Aeq,15min}$ noise level at Location 6, noting that this did not include appreciable levels of commercial noise. Background sound levels in all cases have been adopted based on the arithmetically averaged $L_{A90,15min}$ noise levels at Location 6, noting that commercial noise at this location was intermittent such that $L_{A90,15min}$ noise levels were not appreciably affected.
- 6.9 Specific sound levels have been determined based on the logarithmic average of $L_{Aeq,15min}$ noise levels measured at each location to ensure a suitable robust and representative assessment.
- 6.10 In line with BS 4142, acoustic feature corrections have been applied to account for intermittent and impulsive noise components where present.
- 6.11 The BS 4142 initial assessments are set out in Table 7.

Table 7: BS 4142 Assessment, Without Additional Mitigation – May 2025 Findings

Assessment Index		Location 4	Location 5	Location 6	Location 7
Ambient Sound Level dB $L_{Aeq,T}$ at Monitoring Location		56	53	54	53
Residual Sound Level dB $L_{Aeq,T}$		50	50	50	50
Specific Sound Level dB $L_{Aeq,T}$ at Monitoring Location		55	50	52	50
Distance Correction dB		-7	-5	-7	-5
Specific Sound Level dB $L_{Aeq,T}$ at Nearest Proposed Residence		48	45	45	45
Acoustic Feature Corrections dB	Impulsive	0	+3	+3	0
	Intermittent	+3	+3	+3	0
Rating Sound Level dB $L_{Ar,T}$ at Nearest Proposed Residence		51	51	51	45
Background Sound Level dB $L_{A90,T}$		51	51	51	51
Difference: Rating minus Background dB		0	0	0	-6

- 6.12 The BS 4142 assessments in Table 7 show that the rating level from the various commercial sources measured during the May 2025 survey do not exceed the representative background level at that time at the nearest proposed residences.
- 6.13 Further assessments have been carried out based on the findings of the February 2026 commercial noise survey.
- 6.14 For both Locations 8 and 9, background sound levels have been adopted based on the modal average of averaged $L_{A90,15min}$ noise levels at Location 9, noting that commercial noise at this location was intermittent such that $L_{A90,15min}$ noise levels were not appreciably affected by that noise for most of the time. Residual sound levels have been adopted based on the observed level of ambient noise in the absence of commercial noise at Location 9.

- 6.15 Specific sound levels have been determined based on the logarithmic average of $L_{Aeq,15min}$ noise levels measured at each location to ensure a robust and representative assessment that suitable reflect typical 1-hour period noise levels during the survey.
- 6.16 In line with BS 4142, acoustic feature corrections have been applied to account for intermittent and impulsive noise components where present.
- 6.17 The BS 4142 initial assessments are set out in Table 8.

Table 8: BS 4142 Assessment, Without Additional Mitigation – February 2026 Findings

Assessment Index		Location 8	Location 9
Ambient Sound Level dB $L_{Aeq,T}$		54	53
Residual Sound Level dB $L_{Aeq,T}$		49	49
Specific Sound Level dB $L_{Aeq,T}$		52	51
Acoustic Feature Corrections dB	Impulsive	+3	+3
	Intermittent	+3	+3
Rating Sound Level dB $L_{Ar,T}$ at Nearest Proposed Residence		58	57
Background Sound Level dB $L_{A90,T}$		48	48
Difference: Rating minus Background dB		+10	+9

- 6.18 The BS 4142 assessments in Table 8 show that the rating level from the various commercial sources measured during the February 2026 survey exceed the representative background level at that time by up to 10dB at the nearest proposed residences.
- 6.19 Bringing together the findings of the May 2025 and February 2026 noise surveys, it is apparent that the commercial noise generation at the southeast boundary is somewhat variable. However, it is also evident that significant noise generation is limited to daytime hours only.
- 6.20 It has been demonstrated that appreciable levels of noise generation occur in two specific areas of the boundary only, which Locations 8 and 9 reflect. It is also stressed that the elevated noise levels measured at Location 8 in February 2026 did not appear typical of ongoing operation of the business, and hence those worst-case results should be treated with caution.
- 6.21 The potential for noise impact also depends upon background noise levels, which have been demonstrated to be variable by wind direction with respect to the position of the various environmental noise sources in the wider vicinity of the site.
- 6.22 With regard to BS 4142, the potential noise impacts that have been determined in the worst-case affected areas of the site, range from a 'low impact' to a potential 'significant adverse impact, depending on the context' in line with BS 4142.

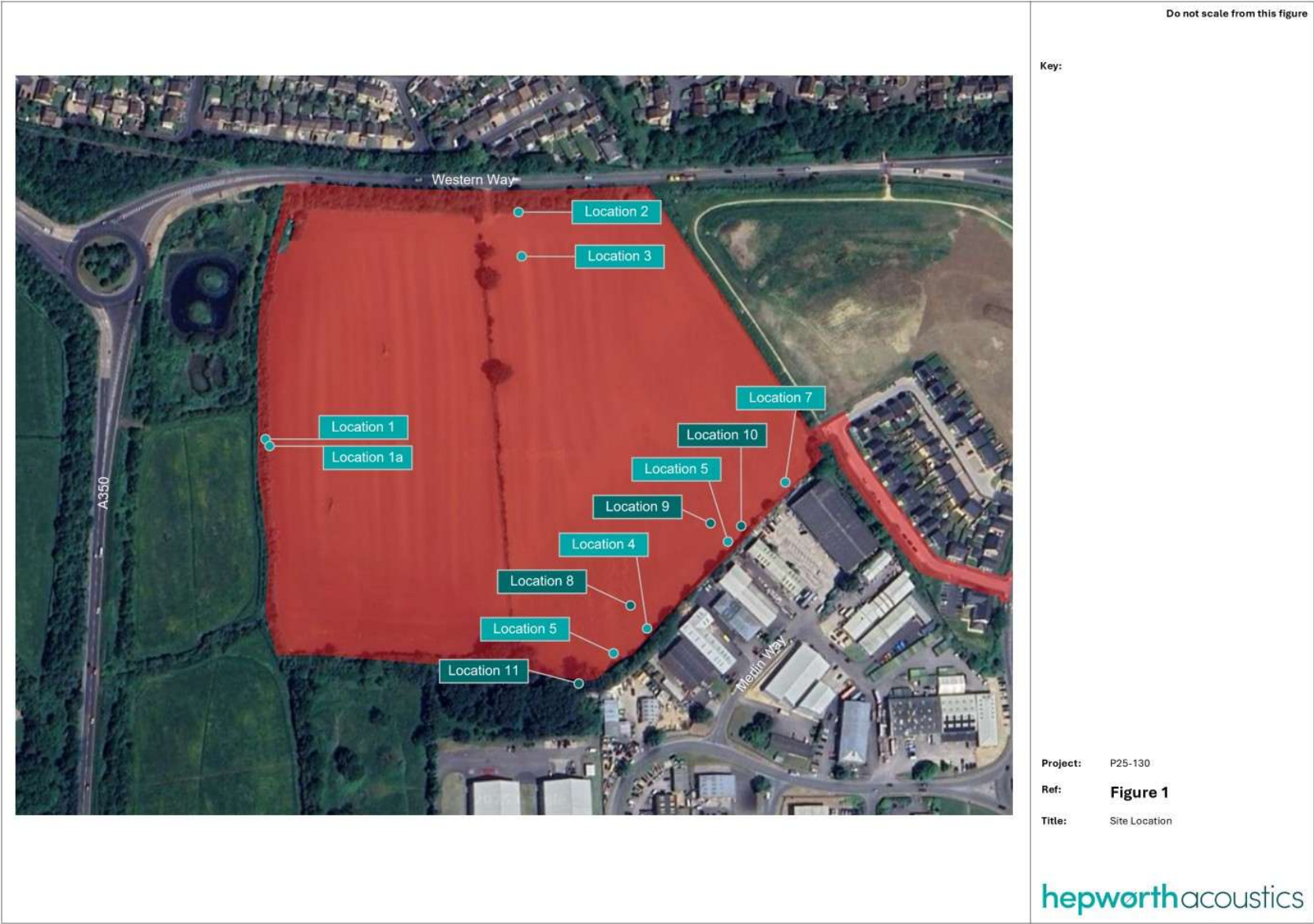
- 6.23 On a subjective basis drawing on experience of noise conditions at the site on a number of separate occasions (including the more brief visit of Thursday 5 February 2026, during which noise generation was certainly lesser than during the survey the following week), it is considered that for most of the daytime working periods, the likelihood of a noise impact would be low to moderate, but with occasional limited instances of noise that present a more potentially significant impact in worst-case circumstances, when higher levels of noise generation coincide with lower background noise conditions.
- 6.24 In view of this, it is considered appropriate in this case that additional noise mitigation measures should be incorporated within the reserved matters scheme to suitably and proportionately offset the potential noise impacts.
- 6.25 As per the relevant Wilshire guidance: *“The noise mitigation hierarchy ... shall be used with the aim of achieving a rating level of the industrial or commercial sound source level no greater than the representative background sound, where practicable when measured in accordance with BS 4142:2014 + A1: 2019.”* Practicable measures, taking full account for the site circumstances, are considered based on the preferred hierarchy set out in the Wilshire guidance as follow:
- **Control of noise at source** – The noise sources in question are beyond the control of the applicant. Also, the more potentially significant noise levels were observed to be attributable to general ad hoc working in external areas, for which ‘at-source’ mitigation is not readily applicable/enforceable – **Not Practicable**
 - **Site layout and design** – The proposed reserved matters site layout reflects the illustrative layout and parameters upon which the outline planning approval was based, and hence for which the principle of acceptable development has been established. However, this layout already employs good acoustic design techniques in this regard, specifically the inclusion of a distance buffer between all plots and the boundary to the commercial area. Further, there remains scope for additional purpose-built barriers to screen the proposed development site from significant sources of noise – **Practicable**
 - **Dwelling layout and orientation** – As noted above, the proposed reserved matters site layout reflects the approved illustrative layout. However, this layout already employs good acoustic design techniques in this regard, specifically the orientation of proposed private garden areas set to the protected rear side of houses fronting towards the commercial area. The one exception to this is Plot 1, however in this case the existing proposals already include for the southern boundaries of the garden are to be demarcated with a combination of 1.8m masonry wall and 1.8m high close-boarded timber, both of which will be acoustically effective – **Practicable and Implemented**
 - **Planning restrictions** – All noise sources are beyond the reserved matters site boundary and beyond the control of the applicant – **Not Practicable**

- **Building envelope** – Use of sound insulating building fabric and alternative means of ventilation is practicable. This option is also appropriate and consistent with the guidelines of BS 4142 in relation to commercial type noise. However, this is not a *preferred* means of mitigation in such cases, and locally, based on Wiltshire guidance, reliance on such an option “*will normally be refused, albeit that this will be based on the context of each individual application*” – **Practicable but Not Preferred**

- 6.26 In light of the foregoing, it is clear that the available practicable and preferred mitigation option in this case is to incorporate additional purpose-built barriers to screen the proposed development site from potentially significant sources of noise.
- 6.27 It is therefore recommended that suitable proprietary acoustic barriers should be incorporated in key areas where noise generation has been observed.
- 6.28 As has been described, much of the observed noise generation, particularly that generating the higher levels of noise, is somewhat ad hoc such that precise locations of noise generation vary. There is hence a need for some degree of pragmatism in terms of the determination of appropriate parameters for the acoustic barriers. Nonetheless, a calculation has been undertaken based on a conservatively estimated source height of 1.0m, a receiver height of 1.5m, and a source-to-barrier distance of 20m (note that generally noise sources affecting the overall noise level are closer than this distance to the boundary and hence this represents a cautious approach).
- 6.29 On this basis, a mid-frequency (500Hz) acoustic barrier correction of 10dB will be achieved based on a barrier height of 2.7m.
- 6.30 The lateral extents to which the proposed acoustic barriers are recommended are identified in Figure 3, noting that no appreciable noise generation has been observed in any other areas of the relevant boundary area.
- 6.31 With the recommended acoustic barrier installed, the future rating level based on worst-case circumstances will not be in excess of the lower end of the range of prevailing background noise level conditions, and hence this will reflect a residual ‘low impact’ in line with BS 4142, and also in line with the normal application of the Wiltshire guidance. In all other circumstances, the rating level would be expected to be somewhat below the background noise level, potentially up to 10dB below based on the findings of the May 2025 commercial noise survey.

7. SUMMARY

- 7.1 Hepworth Acoustics was commissioned by Barratt Homes to carry out a noise assessment in connection with a reserved matters application for residential development at a site known as Land to the South of Western Way, Melksham, Wiltshire.
- 7.2 The purpose of this has been to address the requirements of Condition 19 as per appeal reference APP/Y3940/W/23/3324031.
- 7.3 A set of surveys has been undertaken to determine the prevailing noise and vibration climate at the site and a summary of the results has been provided, with reference to relevant British Standard guidelines.
- 7.4 Recommendations of appropriate noise mitigation measures noise have been provided. Subject to incorporation of the measures set out herein, it is therefore recommended that Condition 19 should be discharged.







APPENDIX A: ACOUSTICS UNITS & INDICES

Sound and the decibel

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. In order to cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 120dB (threshold of pain).

Due to the logarithmic nature of decibels, when two noises of the same level are combined together, the total noise level is (under normal circumstances) 3 dB(A) higher than each of the individual noise levels e.g. 60 dB(A) plus 60 dB(A) = 63 dB(A). In terms of perceived 'loudness', a 3 dB(A) variation in noise level is a relatively small (but nevertheless just noticeable) change. An increase in noise level of 10 dB(A) generally corresponds to a doubling of perceived loudness. Likewise, a reduction in noise level of 10 dB(A) generally corresponds to a halving of perceived loudness.

The ear is not equally sensitive to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would actually hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dB(A) or dBA.

Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kiloHertz (kHz), where 1 kHz = 1000 Hz.

Young people with normal hearing can hear frequencies in the range 20 Hz to 20 kHz. However, the upper frequency limit gradually reduces as a person gets older.

Glossary of Terms

When a noise level is constant and does not fluctuate, it can be described adequately by measuring the dB(A) level. However, when the noise level varies with time, the measured dB(A) level will vary as well. In this case it is therefore not possible to represent the noise climate with a simple dB(A) value. In order to describe noise where the level is continuously varying, a number of other indices can be used. There are also a number of ways to describe sound insulation performance.

The indices used in this report are described below:

$L_{Aeq,T}$	A-weighted Equivalent Continuous Sound Level: An average of the total sound pressure measured over a specified time period (T). In other words, $L_{Aeq,T}$ is the level of a steady sound which has the same total A-weighted sound pressure as the real fluctuating noise, measured over the same time period. It is increasingly being used as the preferred parameter for most forms of environmental noise.
L_{Amax}	Maximum A-weighted Sound Level with Fast Time-weighting: The maximum A-weighted sound pressure level during the measurement period, using the Fast time-weighting of 125ms. L_{Amax} used in this report refers throughout to L_{AFmax} with the Fast time weighting, denoted L_{AFmax} or $L_{Amax,f}$ in other documents but L_{Amax} in BS 8233:2014 standard notation.
$L_{A10,T}$	A-weighted 10 Percentile Level: The A-weighted sound level exceeded for 10% of a measurement time period (T). $L_{A10,T}$ is often used for calculations of road traffic noise, such as in ' <i>Calculation of Road Traffic Noise</i> ' (CRTN) 1988.
$L_{A90,T}$	A-weighted 90 Percentile Level: The A-weighted sound level exceeded for 90% of a measurement time period (T). $L_{A90,T}$ is generally used as a measure of Background Sound Level.
$D_{n,e,w}$	Weighted Element Normalised Level Difference: A frequency weighted single figure laboratory value quantifying the sound insulation performance of a building element, such as an air vent.
R_w	Weighted Sound Reduction Index: A single figure frequency weighted laboratory sound insulation performance metric of a building element or construction arrangement (e.g. a wall).
C_{tr}	Transport Noise Spectral Adaptation Term: A term used with single figure broadband sound insulation metrics (e.g. R_w , $D_{n,e,w}$ or $D_{nT,w}$) to account for the spectral composition of typical transport noise sources.

APPENDIX B: NOISE SURVEY RESULTS

Location 1 – Daytime (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
10:00	11:00	56	73	57	53
11:00	12:00	55	72	57	52
12:00	13:00	57	83	58	53

Location 1 and 1 a – Comparison (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	Location 1		Location 1a	
		L_{Aeq}	L_{A10}	L_{Aeq}	L_{A10}
12:40	12:45	57	58	57	58
12:45	12:50	57	58	57	58
12:50	12:55	58	61	58	61
12:55	13:00	57	58	57	58

Location 2 – Daytime (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
10:00	11:00	65	76	68	58
11:00	12:00	65	76	68	57
12:00	13:00	66	84	69	59

Location 2 and 3 – Comparison (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	Location 2		Location 3	
		L_{Aeq}	L_{A10}	L_{Aeq}	L_{A10}
12:10	12:15	66	68	57	59
12:15	12:20	66	68	57	58
12:20	12:25	66	68	58	60
12:25	12:30	65	68	57	59

Location 4 (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
15:30	15:45	57	70	61	54
15:45	16:00	58	66	61	54
16:00	16:15	55	60	56	54
16:15	16:30	57	64	61	54
16:30	16:45	57	73	61	54
16:45	17:00	57	69	61	54
17:00	17:15	55	69	56	53
17:15	17:30	no data			
17:30	17:45	55	61	56	54
17:45	18:00	55	65	60	51
18:00	18:15	53	64	54	50

Location 5 (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
17:18	17:22	53	65	56	51

Location 6 (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
15:15	15:30	53	67	55	51
15:30	15:45	54	67	56	51
15:45	16:00	53	74	54	50
16:00	16:15	55	79	55	51
16:15	16:30	55	64	57	52
16:30	16:45	54	71	55	51
16:45	17:00	53	67	54	51
17:00	17:15	54	64	57	51
17:15	17:30	56	75	58	52
17:30	17:45	55	65	56	52
17:45	18:00	53	72	55	52
18:00	18:15	54	65	56	51
18:15	18:30	52	66	54	49
18:30	18:45	50	65	52	48

Location 7 (May 2025)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
13:35	13:40	53	58	54	52
13:40	13:45	54	58	55	52
13:45	13:50	54	61	55	53
13:50	13:55	53	60	54	52

Location 8 (February 2026)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
13:30	13:45	51	56	51	50
13:45	14:00	51	60	53	50
14:00	14:15	52	65	54	50
14:15	14:30	51	64	54	50
14:30	14:45	53	66	54	50
14:45	15:00	52	65	54	50
15:00	15:15	54	72	55	51
15:15	15:30	56	74	54	50
15:30	15:45	54	70	55	51
15:45	16:00	53	69	54	50
16:00	16:15	57	71	56	51
16:15	16:30	52	63	53	51

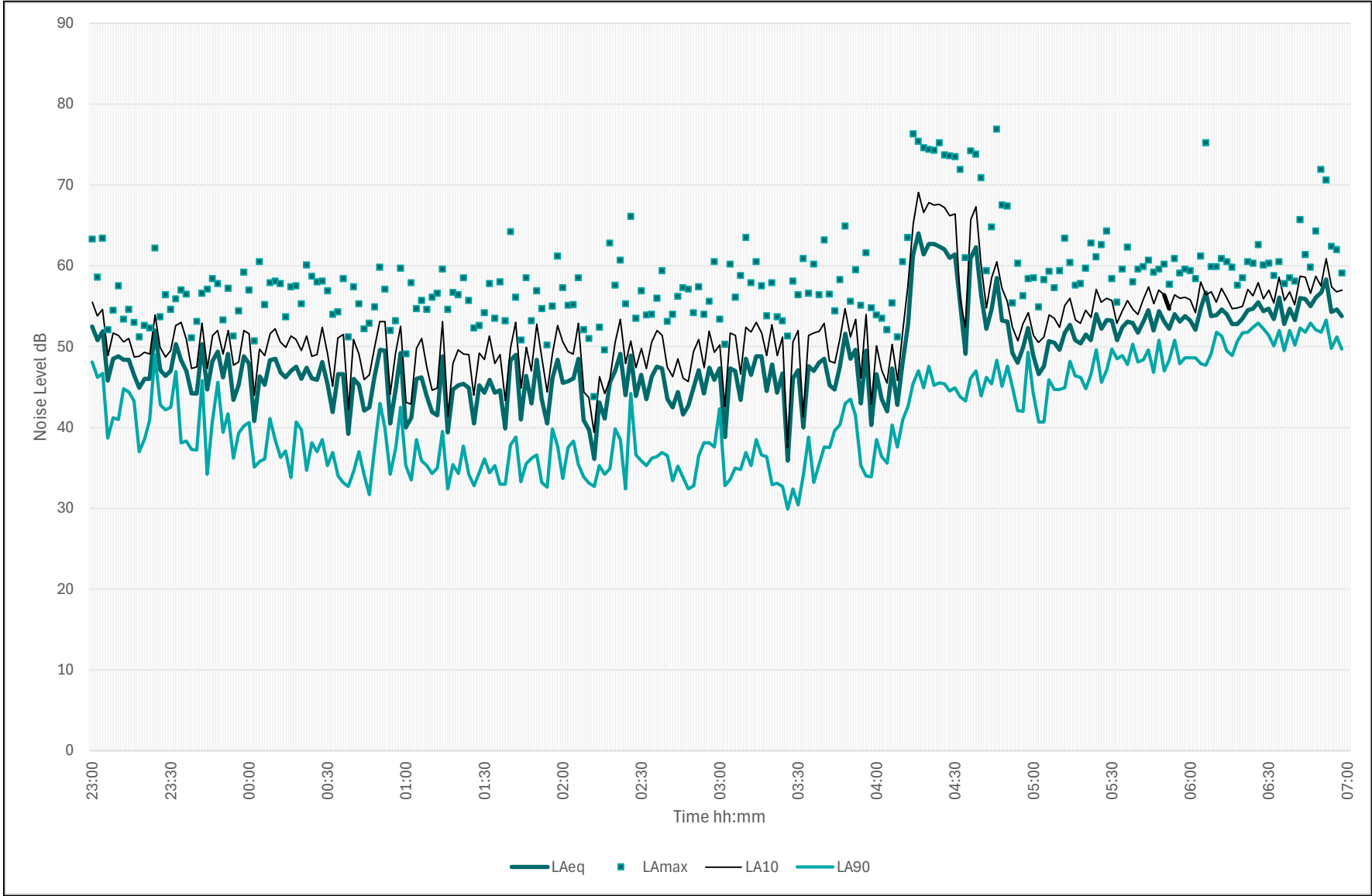
Location 9 (February 2026)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
13:30	13:45	51	71	54	48
13:45	14:00	50	70	53	47
14:00	14:15	52	70	54	48
14:15	14:30	51	66	53	48
14:30	14:45	53	67	57	48
14:45	15:00	55	68	56	49
15:00	15:15	55	73	56	51
15:15	15:30	55	75	57	49
15:30	15:45	56	66	58	50
15:45	16:00	54	66	56	51
16:00	16:15	56	63	59	50
16:15	16:30	56	67	59	49

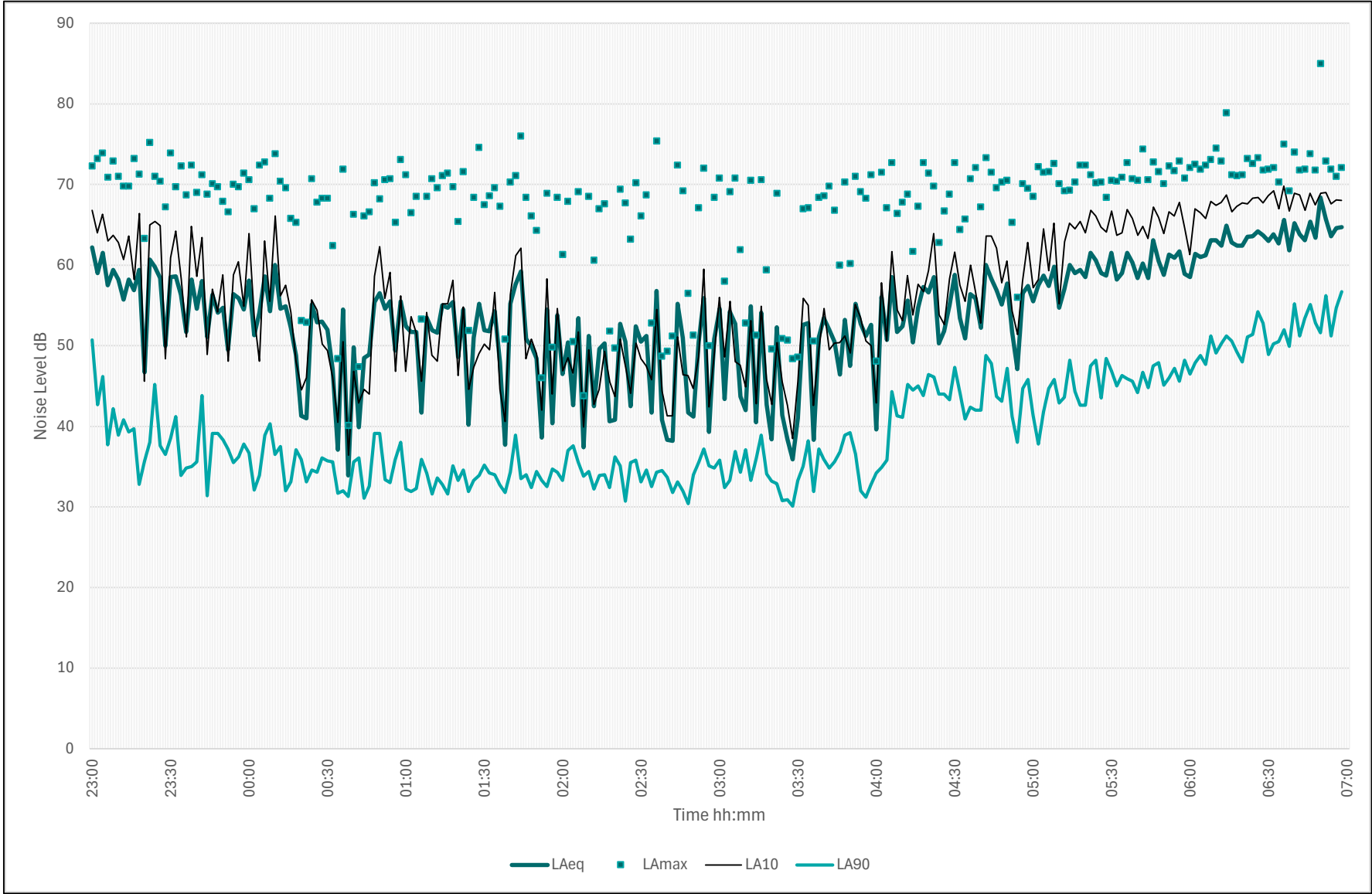
Location 10 (February 2026)

Time		Measured noise levels (dB)			
Start	Stop	L_{Aeq}	L_{AFmax}	L_{A10}	L_{A90}
12:25	12:40	59	76	60	58

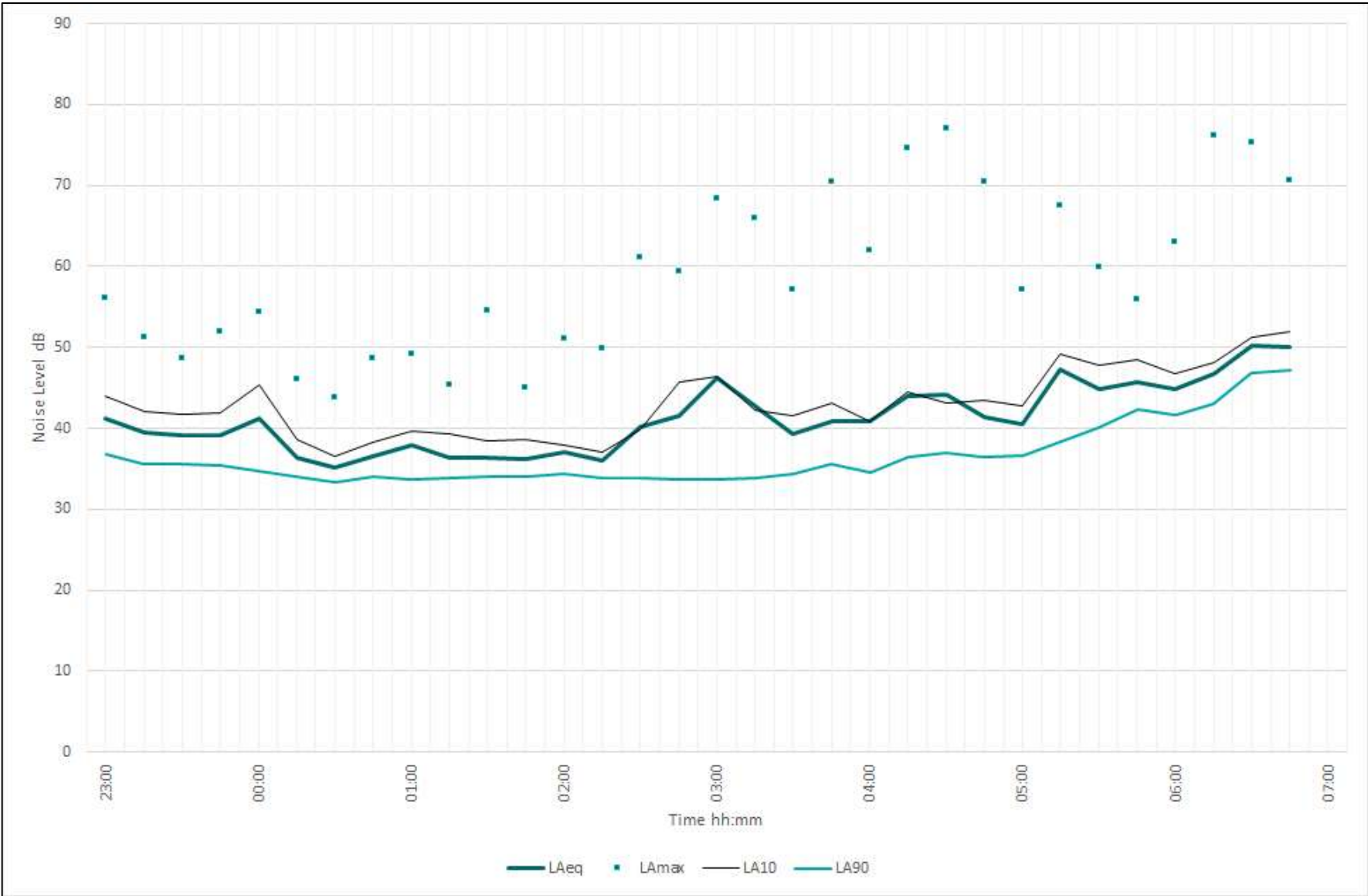
Location 1 – Night-time (May 2025)



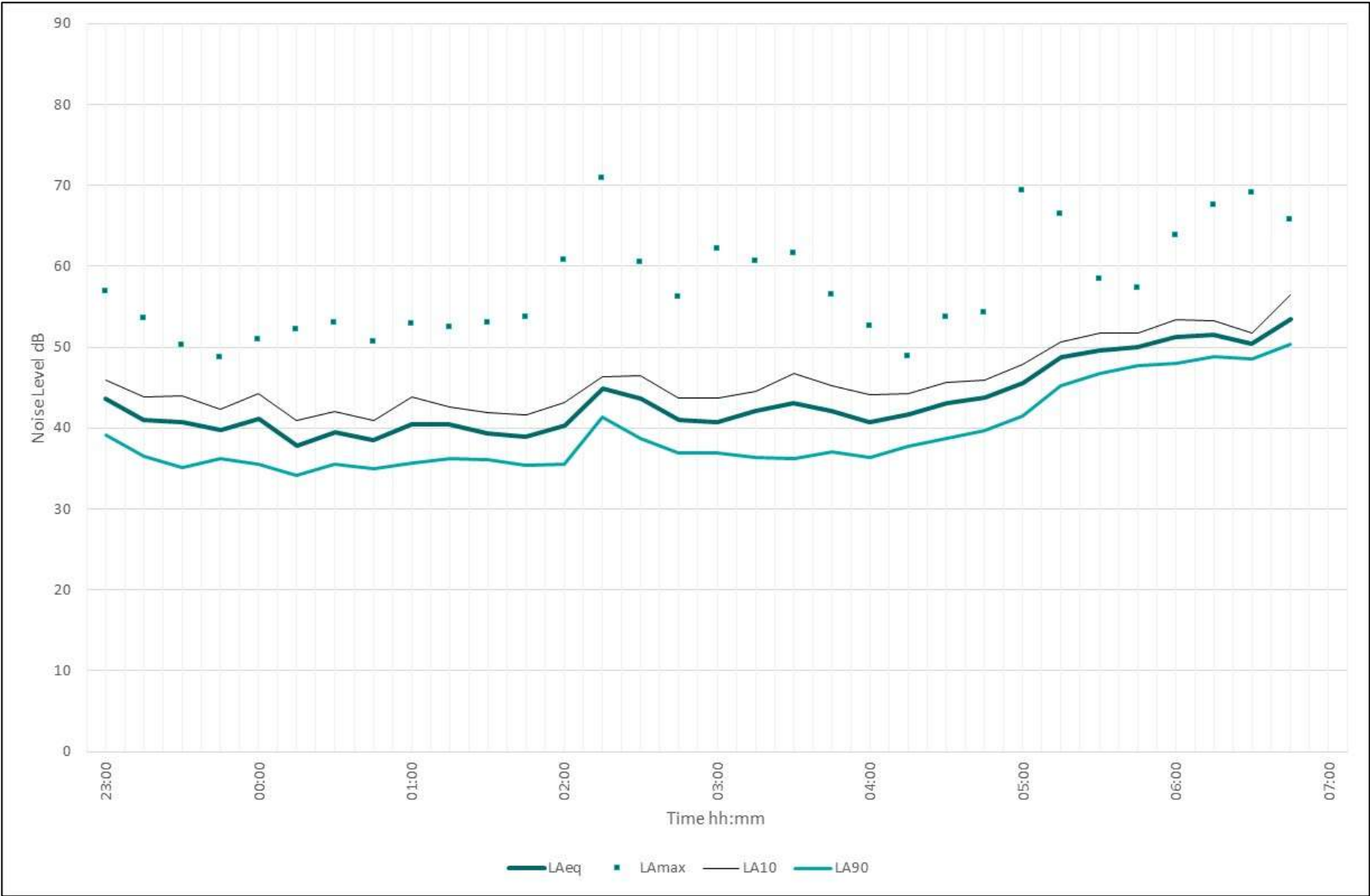
Location 2 – Night-time (May 2025)



Location 11 – Night-time (from 2300hrs 9 Feb 2025)



Location 11 – Night-time (from 2300hrs 10 Feb 2025)



APPENDIX C: REVIEW OF COMMERCIAL UNITS AT BOWERHILL INDUSTRIAL ESTATE

Table of Commercial Units and Uses (to be considered in conjunction with aerial view, overleaf)

Number (see corresponding aerial view)	Business name	Address	Description of current use	Use Class	(Longest) Working hours	Working days	Associated planning application no.	Associated planning application description
1	Boomerang Family Entertainment	The Outback, Merlin Way, Melksham SN12 6TJ	Childrens Amusement Centre	E(d)	9am - 7pm	Monday - Sunday	N/A	
2	DHF Engineering Ltd	Harrier Court, Merlin Way, Bowerhill, Melksham SN12 6TJ	Steel Fabricator	B2	8am - 5pm	Monday - Friday	W/88/02321/FUL	Demolition of existing industrial unit and erection of new industrial units
3	Genesis Industries	Bowerhill Industrial Estate, 4 Merlin Way, Bowerhill, Melksham SN12 6TJ	Plastic Products Supplier	B2 / B8			W/06/01971/FUL	Proposed rear warehouse extension
4	Office Evolution Ltd	16 Merlin Way, Bowerhill, Melksham SN12 6TJ	Office Product Supplier	B2	8.30am - 5.30pm	Monday - Friday	W/01/02015/FUL	Extension to B2 building
5	Artway	17 Merlin Way, Bowerhill, Melksham SN12 6TJ	Art Supply Shop	B8 (confirmed in Officer report)	9am - 4.30pm	Monday - Friday	19/03129/FUL	Recladding roof and walls; alterations to fenestration (including doors); signboard; additional car parking; provision of means of enclosure; and associated works.
6	Pro Alloys	19 Merlin Way, Bowerhill, Melksham SN12 6TJ	Vehicle Repair	Sui Generis	9am - 5pm (Mon - Fri) 9am - 12pm (Sat)	Monday - Saturday		
7	Melksham Commercial services	Lancaster Rd, Bowerhill, Melksham SN12 6SS	Truck Repair	Sui Generis				
8	Bowerhill Trade Centre	10 Lancaster Rd, Bowerhill, Melksham SN12 6SS	Used Car Dealer	Sui Generis	9am - 6pm (Mon - Fri) 9.30am - 4.30pm (Sat) 11am - 4pm (Sun)	Monday - Sunday	W/83/00830/FUL	Repair and sales of motor vehicles
9	London City Bond Transport Hangar	Lancaster Rd, Melksham SN12 6SS	Warehouses / Hangers for Drinks Trade	B8	24hrs (Mon - Fri) 12pm - 12am (Sat) 12pm - 6am (Sun)	Monday - Sunday		
10	Bodycare Accident repair	B2 / B8	Car Repair shop	Sui Generis	9am - 5pm	Monday - Sunday	W/90/00098/FUL	Erection of extension for motor vehicle maintenance workshop and ancillary use
11	Cooke Automotive	Lancaster Rd, Bowerhill, Melksham SN12 6SS	Car Repair shop	Sui Generis	8am - 5.30pm (Mon - Fri) 8am - 12.30pm (Sat)	Monday - Saturday	W/89/00578/FUL	Use of land for sale of motor vehicles
12	Boels Rental Ltd.	Unit 17 Lancaster Rd, Bowerhill, Melksham SN12 6SS	Construction Machinery rental	B8	7.30am - 5pm	Monday - Friday	W/87/01080/FUL	Erection of general industrial building and associated works
13	ABC Day Nursery	19 Lancaster Rd, Bowerhill, Melksham SN12 6SS	Nursery School	E(f)	7.30am - 6pm	Monday - Friday	W/93/01412/FUL	Change of use from light industrial to nursery school
14	Nortree Motor Company Ltd	Motor Company LTD, Nortree, 2 Lysander Rd, Bowerhill, Melksham SN12 6SP	Used Car Dealer	Sui Generis	8am - 5.30pm (Mon - Fri) 8am - 4pm (Sat)	Monday - Saturday	18/06118/FUL	Change of use from B2 with associated sales and office use to B2 with retail car sales (sui generis); removal of conservatory and provision of canopy and porch; cladding to elevations; use of associated land for display of cars for sale.
15	Denmans	Bowerhill Trading Estate, Lancaster Rd, Bowerhill, Melksham SN12 6SS	Electrical Products Wholesaler	B8	7am - 5pm	Monday - Friday		
16	Genesis Manufacturing Ltd	3 Merlin Way, Bowerhill, Melksham SN12 6TJ	Production of precision medical equipment	B2	5am - 10pm	Monday - Friday	PL/2023/05030	Extension to existing industrial unit to provide goods in and out area
17	Tolchards Ltd	5 Merlin Way, Bowerhill, Melksham SN12 6TJ	Alcohol Wholesaler	B8			W/76/00283/HIS	

Aerial view of Commercial Units (to be considered in conjunction with table uses, above)