

Technical Note - Acoustics

Project number:	794-ENV-EM-ACO-23735
Report Number:	NV001
Project title:	Melksham Road, Holt
Discipline:	Acoustics
Note Prepared By:	Richard Calvert, BSc (Hons), MIOA
Date:	29 th May 2026

Introduction

This technical note has been prepared by the Tetra Tech Acoustic team to present information relating to noise in support of a Section 73 variation of planning approval for the proposed residential development at Melksham Road, Holt.

Prior to the issue of this technical note, a full noise impact assessment report was prepared by RPS dated 28th April 2025 (Ref: 794-PLN-MNP-00016). It should be noted that RPS rebranded into Tetra Tech in March 2026. Following submission of the April 2025 noise impact assessment report, the development was granted planning approval, with conditions, by Wiltshire Council (WiltC) on 3rd July 2025 (Ref: PL/2025/04414).

The planning conditions which relate to noise state:

7. The noise mitigation measures contained in Table 6.1 with reference to Figures 5 and 6 contained within Appendix A of the Noise Impact Assessment 794-PLN-MNP 00016 dated April 2025 shall be incorporated prior the occupation of any dwelling identified for Façade Treatment 2 or 3 and retained as such for the lifetime of the development.

REASON: *To ensure a satisfactory standard of living environment for future occupiers.*

15. The rating sound level from the pumping station should be limited to 35 dB(A) at the nearest noise sensitive dwellings, when calculated in accordance with BS4142.

REASON: *In the interests of the amenity of existing and future occupiers.*

Assessment Criteria

This technical assessment relies upon standard noise guideline criteria presented in British Standard 8233:2014 *Guidance on sound insulation and noise reduction for buildings*, (BS8233), and British Standard 4142:2014+A1:2019 *Methods for rating and assessing industrial and commercial sound* (BS4142). Full details of the guidance and methodology are detailed in the April 2025 noise impact assessment report.

Baseline Noise

This assessment utilises the results of the noise monitoring undertaken by Wardell Armstrong LLP in March 2022. In addition, RPS have carried out noise monitoring and observations during an outdoor equestrian event at WWEC.

Full details of the noise measurements, including the equipment used, can be found in the April 2025 noise impact assessment report.

Noise Modelling

This assessment utilises a computer noise model constructed using SoundPLAN version 9.1. The SoundPLAN software has been used to calculate the propagation of noise from Melksham Road and the outdoor PA system (utilised by the adjacent equestrian centre) across the site. The pumping station to the south has not been included as noise emission from this is effectively controlled by Condition 15.

The noise modelling has been carried out in accordance with ISO 9613-2:2024 *Acoustics — Attenuation of sound during propagation outdoors Part 2: Engineering method for the prediction of sound pressure levels outdoors* (ISO9613). The software uses geographical information to create a model of the study area upon which to generate noise contours, and includes objects that affect the propagation of sound, such as buildings and topography.

The results of the noise model have been used to determine the need for any mitigation measures.

Acoustic Assessment

Approved Layout

The original noise impact assessment report identified that, with appropriate noise mitigation measures, the site was suitable for residential use. The assessment identified a potential noise impact from road traffic noise and made recommendations for façade mitigation.

In addition, the April 2025 noise impact assessment identified that noise mitigation measures may be required for the pumping station in the southern part of the site, now addressed by condition 15.

Planning approval was granted on the basis of the housing layout, and subject to planning conditions 7 & 15.

Revised Layout

A revised housing layout has been received and entered into the computer noise model. The revised housing layout is relatively similar to that in the planning approval, and it is noted that in terms of noise, minor alterations to any housing layout do not often affect the findings of a noise impact assessment, or any noise mitigation required.

As the housing layout does not differ significantly (i.e. dwellings are not located closer to noise sources), the general findings of the April 2025 noise impact assessment report remain valid and appropriate. Updated versions of Figure 5 to Figure 8 are appended to this technical note.

Therefore, planning conditions 7 & 15 are considered appropriate for the S73 application.

Summary

This updated noise impact assessment has identified that the findings of the April 2025 noise impact assessment report remain valid, and that noise should not be a reason to refuse the Section 73 application.

Key

- Basemap
- Area
- Line source
- ▭ Main building
- Fence / Wall
- ▭ Garage

Facade Requirements - Daytime (Living Rooms)

- ▭ Facade Treatment 1
- ▭ Facade Treatment 2
- ▭ Facade Treatment 3

Notes

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DRG Size A3	Scale 1:1000	Date Drawn 29/05/2026
Drawn by RC	Checked by PL	Approved by PL
Client: Bewley Homes PLC		
Project: Melksham Road		
DRG No: Figure 5: Daytime Facade Treatment Requirements		
Title: Daytime Facade Treatment Requirements		



Key

- Basemap
- Area
- Line source
- Main building
- Fence / Wall
- Garage

Mitigation Requirements - Night-time (Bedrooms)

- Facade Treatment 1
- Facade Treatment 2
- Facade Treatment 3

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Title: Night-time Facade Treatment Requirements		



