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From: Bolt, Lucy
Sent: 21 August 2026 14:34
To: Wise, Isobella
Subject: Re: PL/2026/02966

Good afternoon Isobella,

I have looked through the noise assessment (RP01-25232-R1, April2026) and have two main comments.

The acoustic assessment identifies that elements of good acoustic design have been incorporated at this outline stage, namely the indicative development areas being set back approximately 40m from the A-road and the screening benefit afforded to some proposed homes in the north of the site by the existing residential development. However, the assessment appears to rely heavily on enhanced glazing and alternative ventilation systems to achieve acceptable internal noise levels. Wiltshire Council's Noise and Planning Technical Guidance states that reliance on the building envelope should represent the final stage of the noise mitigation hierarchy, after reasonable opportunities for mitigation through site layout, orientation and design have been fully considered. The applicant should therefore demonstrate that all practicable good acoustic design measures have been explored and incorporated before reliance is placed upon enhanced glazing and alternative ventilation systems. This is not an objection from EP, we just wish to raise it to ensure reserved matters submissions regarding noise impact fully consider the Council's stance on good acoustic design principles.

'An acoustic design scheme for protecting the proposed dwellings from external traffic noise shall be submitted to and approved in writing by the local planning authority at reserved matters stage. The scheme shall ensure that, upon completion of the development, the following noise criteria shall be met, with windows open, in accordance with the Professional Practice Guidance: Planning and Noise – New Residential Development (May 2017) (or subsequent versions):

- bBedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an LAmax, F of 45 dB*
- liLiving rooms and dining rooms shall achieve a 16 – hour LAeq (07:00 to 23:00) of 35dB(A)*
- eExternal amenity spaces shall achieve a 16 – hour LAeq (07:00 to 23:00) of 55dB(A)*

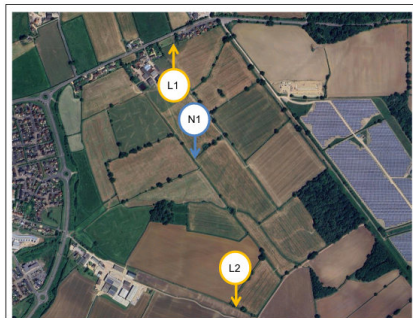
The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained for the lifetime of the development.

Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable'.

The other point to raise is that of noise impacts from the solar farm and associated infrastructure on the eastern boundary of the application site. We note that the Noise Assessment identifies an operational solar farm immediately adjoining the eastern boundary of the application site and acknowledges that further investigation will be required at detailed design stage to "ensure that there is no material noise impact on future occupants". However, no assessment of noise arising from the solar farm has been provided at this outline stage. The submitted outline plan also appears to identify Battery Energy Storage System (BESS) infrastructure in close proximity to the proposed residential development boundary.

The assessment notes that significant noise from industrial or commercial sources falls outside the scope of their ProPG assessment and requires separate consideration. No such assessment has been undertaken yet and the report concludes that the solar farm is not expected to generate significant noise emissions is unsupported by any evidence contained within the submitted documentation. Given the proposed introduction of a noise-sensitive residential use immediately adjacent to an existing energy generation facility and associated infrastructure, Environmental Protection is not yet satisfied that sufficient information has been submitted to demonstrate that future occupiers would be afforded an acceptable acoustic environment. The applicant's acknowledgement that further investigation is required to determine whether a material impact may arise suggests that the acoustic suitability of the site for residential use has not been fully established at outline stage.

Site Plan showing Measurement Positions:



I acknowledge that the adjoining solar farm and associated BESS infrastructure form part of the existing noise environment and would therefore have been operational during the background noise survey (I think, if the solar site was indeed up and running in July 2025 when measurements were taken). However, the submitted assessment does not specifically consider this noise source, identify monitoring locations representative of the closest future receptors to the eastern boundary, or assess the contribution of the solar farm infrastructure to the measured noise climate. Given the acoustician acknowledgement that further investigation is required to establish whether a material impact may arise, EP is not yet satisfied that the acoustic relationship between the proposed residential development and the adjacent solar farm/BESS infrastructure has been fully characterised.

Yours sincerely,

Lucy Bolt
Environmental Health Officer
Environmental Protection Team

Wiltshire Council

Website: www.wiltshire.gov.uk