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COLERNE INDUSTRIAL ESTATE

Noise Assessment

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Noise Assessment

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1.0 INTRODUCTION

The purpose of this document is to outline the standards and regulations applicable to the proposed Colerne Industrial Estate development and perform a façade assessment to ensure internal noise levels meet the required internal noise level criteria.

The report provides details of the environmental noise survey undertaken and the resultant predicted noise levels, assessment levels and specifications to meet the criteria.

The following aspects of acoustics design are therefore addressed within this report.

1.1 Noise Ingress

Achieving appropriate indoor ambient noise levels within residential dwellings is an important consideration as noise can have a significant impact on the health and quality of life of individuals and communities where noise exposure can lead to a range of adverse effects including sleep disturbance, annoyance and health effects.

BS8233 is typically called upon during planning process, providing indoor ambient noise requirements within dwellings. However, this document does not provide a direct correlation between internal noise and ventilation rates. Within urban environments due to noise from transport infrastructure it is not possible to meet the requirements of BS8233 with windows open whilst complying with the overheating criteria within CIBSE TM59. In light of this, in 2021 the government released Approved Document O – Overheating which provides increased internal noise limits within dwellings during overheating to those outlined within BS8233, with the aim being to promote natural ventilation, while maintaining suitable internal noise requirements.

This document therefore outlines the various internal noise requirements for the various ventilation rates which are discussed in the following section and provides façade specifications such to achieve these criteria.



Figure 1.1: Proposed site (red)

2.0 PERFORMANCE DOCUMENTS

2.1 Performance Specification

The following documents have been considered in the assessment of environmental noise.

Assessment	Document	Summary
Planning Policy & Guidance	National Planning Policy Framework (NPPF) August 2026	This sets out the UK government's planning policies for England and how these are seen to be applied. See APPENDIX B -
	Noise Policy Statement for England (NPSE)	This aims to provide clarity on current policies and practices to enable noise management decisions to be made and applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise. See APPENDIX B -
	Wiltshire Council Noise and Planning Technical Guidance (V.1)	The local planning authority's technical guidance for noise and planning. Sets out adopted internal and external noise limits for new residential development affected by transport noise, the noise assessment/survey requirements, and the expectation that good acoustic design (ProPG) and the PPG (Noise) noise hierarchy are followed.
Indoor Ambient Noise	BS8233:2014	Provides Internal noise requirements for living rooms and bedrooms during the background ventilation condition
	WHO Guidelines for Community Noise	Provides maximum internal noise criteria to prevent sleep disturbance
	Approved Document O	Provides internal noise criteria during overheating during the night time

Table 2.1: Performance Standards

2.1.1 Wiltshire Council Noise and Planning Technical Guidance

As the site falls within Wiltshire, the Council's Noise and Planning Technical Guidance (Version 1) has been considered. The guidance adopts the Planning Practice Guidance (Noise) noise hierarchy and expects new residential development to follow the principles of good acoustic design set out in ProPG: Planning & Noise (2017).

For new residential development affected by road, rail and airfield transport noise, Section 6.4 of the guidance adopts the following internal and external noise limits:

- Bedrooms (night, 23:00–07:00): 30 dB L_{Aeq} , with individual events not normally exceeding 45 dB L_{AFmax} more than 10 times;
- Living rooms (day, 07:00–23:00): 35 dB L_{Aeq} ; and
- Gardens and amenity terraces (day, 07:00–23:00): 50 dB L_{Aeq} .

The guidance requires internal levels to be calculated in accordance with BS 8233:2014 and/or BS EN 12354-3, and, in line with the noise hierarchy, that the acoustic design aims to achieve these internal levels with windows open were reasonably practicable. Schemes that rely on whole dwellings keeping windows closed to mitigate transport noise will not be accepted.

The internal noise limits adopted by the Council for transport noise are consistent with the internal design criteria adopted for this assessment (Table 2.5), and the façade assessment in Section 4.0 therefore demonstrates compliance with the internal noise requirements of BS 8233:2014 and the Wiltshire Council Noise and Planning Technical Guidance.

2.2 Indoor Ambient Noise Criteria

2.2.1 Ventilation Modes

The table below provides a summary of different ventilation ‘conditions or modes’ for bedroom and living spaces which have been adopted for this scheme. Note that there is a difference in definition between ‘Purge’ and ‘Overheating’ ventilation scenarios.

Ventilation Condition	Description
Whole Dwelling / Background	Continuous low level flow rates to provide fresh air and remove smells.
Overheating	Potentially long periods of increased ventilation during the summer to maintain occupant thermal comfort. The nighttime acoustic design criteria for external noise ingress for bedrooms can be relaxed if naturally ventilated.
Purge	Short periods of high flow rate ventilation to remove smoke or smells (e.g. from cooking or decorating). The acoustic impact of purge ventilation does not need to be considered as it will only occur over a short period of time.

Table 2.2: Ventilation Types

2.2.2 BS8233

BS8233:2014 - *Guidance on sound insulation and noise reduction for buildings* provides guidance on internal noise levels within dwellings which is typically called upon in planning. BS8233 states that to achieve “ideal” sleeping and living conditions, the following targets should be met.

These limits are the sum of mechanical services and noise breaking in through the façade. Additional guidance is provided within BS 8233:2014 which states that internal noise levels which are 5dB greater than these “ideal” limits, will still result in “reasonable” internal conditions.

Activity	Location	Day (07:00-23:00)	Night (23:00-07:00)
Resting	Living Room	35 dB L _{Aeq} , 16 Hour	-
Dining	Dining Room	40 dB L _{Aeq} , 16 Hour	-
Sleeping	Bedroom	35 dB L _{Aeq} , 16 Hour	30 dB L _{Aeq} , 8 Hour

Table 2.3: BS 8233 Internal Noise Limits

Note 5 within BS8233 advises that ‘If relying 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.

If applicable, any room should have adequate ventilation (e.g. trickle ventilators should be open) during assessment.’ It is therefore considered that these internal noise targets are to be achieved with windows closed and a means of background ventilation enabled, typically through trickle ventilators or whole house ventilation systems.

BS 8233:2014 provides no definitive methodology for assessment of L_{Amax} levels. The WHO Community Noise Guidelines 1998 states that in order to avoid sleep disturbance within bedrooms during the night, the internal sound pressure level should not exceed 45 dB L_{Amax}. It is widely accepted that noise events should not exceed 45 dB L_{Amax} more than 10-15 times during the night-time period (23:00 – 07:00).

2.2.3 Approved Document O

Approved Document O was released on December 15th 2021, and outlines a set of performance criteria for mitigating overheating in residential accommodation. In addition to overheating criteria, the document also outlines a requirement for internal noise levels, if noise has been considered by the local planning authority.

Guidance is provided to minimise the risk of occupants closing windows (and thus overheating) by ensuring that noise levels are below a certain threshold during night-time periods. Approved Document O therefore addresses internal noise levels within bedrooms at night time only. These internal noise criteria, based upon a natural ventilation scheme are outlined in the Table 2.4 below.

Note: If the overheating ventilation scheme is to be via mechanical cooling, the internal noise criteria within BS8233:2014 is the default design criteria.

Location	Time	Maximum Internal Noise Level
Bedroom	23:00 – 07:00	40 dB L _{Aeq} , 8 Hour 55 dB L _{AfMax} *
* Not to be exceeded more than 10 times a night		

Table 2.4: Approved Document O acoustic criteria

2.4 Design Criteria

This section provides a summary of the acoustic performance criteria which have been adopted for the Colerne Industrial Estate project.

2.4.1 Proposed Ventilation Strategy

MACH is not aware of the proposed ventilation strategy at the time of writing this report.

2.4.2 Summary of Indoor Ambient Noise Level Requirements

The table below provides a summary of the indoor ambient noise level requirements for residential dwellings. The table includes criteria for the various ventilation mode types of spaces. Please also note that there is a difference in definition between ‘Purge’ and ‘Overheating’ ventilation scenarios as described in Table 2.2.

Ventilation Condition	Day Time Criteria	Nighttime Criteria
Whole Dwelling / Background	Living Rooms – 35dB LAeq,16hr Bedrooms – 35dB LAeq,16hr	Bedrooms – 30dB LAeq,8hr Bedrooms – 45dB LAfmax
Overheating	None	Bedrooms – 40dB LAeq,8hr Bedrooms – 55dB LAfmax*
Purge	None	None
* Not to be exceeded more than 10 times a night		

Table 2.5: Summary of indoor ambient noise criteria

3.0 NOISE CLIMATE

To establish the existing environmental noise levels on site, a noise survey was conducted between 09:00 on the 14/01/2026 and 10:15 on the 15/01/2026. For more information on the methodology of this survey, site information and survey data, see APPENDIX A - Environmental Noise Survey

3.1 Site Description

The site is located at Colerne Industrial Estate in Chippenham, Wiltshire on part of the Former RAF Colerne Airfield. The site is situated in a rural / residential area, with busy roads like the A420 contributing to the noise climate.

3.2 Site Map

The site in relation to its surroundings and nearest noise sensitive receivers is presented in Figure 3.1.

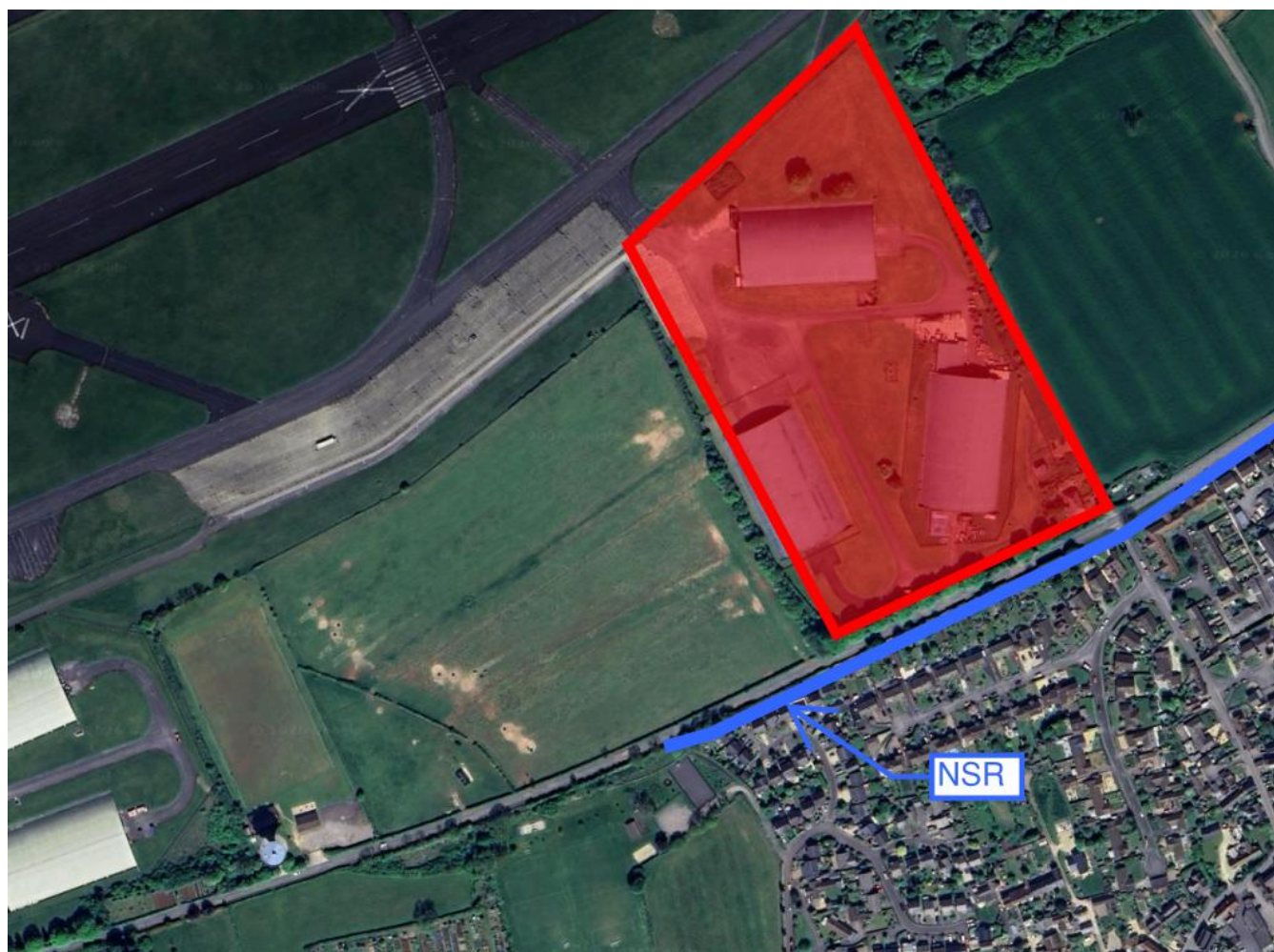


Figure 3.1 - Proposed Development (Red) and Nearest Noise Sensitive Receivers (Blue)

3.3 Summary of Noise Survey Results

The tables below present the noise parameters recorded at the fixed microphone position for the ambient (L_{Aeq}) and maximum (L_{Amax}) noise levels. The L_{Aeq} figures presented are the average noise levels during the stated times across the days of the survey, excluding non-representative noise. The L_{Amax} figures presented are the 10th highest measured between 23:00-07:00.

Date	Location	Period, T	$L_{Aeq,T}$ (dB)	L_{Amax} (dB)
14/01/2026 - 15/01/2026	Fixed Position 1	Day (07:00 – 23:00)	59	-
		Night (23:00 – 07:00)	48	70

Table 3.1 Summary of $L_{Aeq,T}$ and L_{Amax}

Spot measurements have been undertaken to quantify noise levels around the site at two locations. The attended spot measurements were used to quantify average (L_{Aeq}) values, and maximum (L_{Amax}) noise levels. The table below provides a summary of the spot measurement results.

Spot measurement	Date	Start	End	Duration	$L_{Aeq,T}$ (dB)
S1	08/01/2026	11:25	11:50	25 Mins	42
	14/01/2026	09:13	09:43	30 Mins	40
	15/01/2026	09:31	09:45	14 Mins	39
S2	14/01/2026	09:51	10:21	30 Mins	41
	15/01/2026	09:50	10:05	15 Mins	42

Table 3.2: - Spot Measurement 1 Results Table

4.0 FAÇADE ASSESSMENT

This section provides details of the various façade assessments for the ventilation conditions outlined within Table 2.2 previously.

4.1 Background Ventilation

This section provides details of the façade assessment during the background ventilation condition such to comply with the BS8233, internal noise criteria during background ventilation as defined within Approved Document F.

Background ventilation conditions are normally achieved through either trickle ventilators in the façade or provided by a whole house ventilation system, as long as one of these methods are employed, the noise level criteria set out within BS8233:2014 are to be achieved while windows are closed.

4.1.1 Dominant Noise Period During Background Ventilation

The table below presents the octave band sound pressure level on the façade for the identified most onerous assessment time period, parameter and location, with regard to background ventilation scenario.

Time Period	Sound Pressure Level, dB (Octave Band Centre Frequency, Hz)						
	125	250	500	1000	2000	4000	dB(A)
L _{Aeq,16hr} (Day time)	51	48	52	57	51	45	59
L _{Aeq,8hr} (Night time)	43	39	41	47	41	30	49
L _{Afmax} (Night time)	63	59	63	69	62	51	70

Table 4.1: Spectral Façade Noise Levels

By comparing the predicted facade noise levels for each of the different acoustic criteria, L_{Aeq,Daytime}, L_{Aeq, Nighttime}, and L_{Afmax,Nighttime}, we have been able to determine which acoustic criteria will require the highest acoustic reduction across the façade. Therefore, the criteria which requires the greatest level of reduction, will be the most onerous criteria. Demonstrating the design meets the most onerous criteria will ensure that all other criteria are achieved. The most onerous criteria are identified below.

Time Period	Predicted Sound Pressure Level, dB(A)	Target	Outside to inside level difference
L _{Aeq,16hr} (Day time)	59	35	24
L _{Aeq,8hr} (Night time)	48	30	18
L _{Afmax} (Night time)	70	45	25

Table 4.2: Façade Noise Levels

Based on the above noise levels and the select design criteria outlined in Section 2.4.2, it is observed that a façade reduction of 25 dB is required for the most onerous scenario.

4.1.2 Façade Specification

The table below provides the minimum sound reduction indices to meet the BS8233 internal noise level requirements. Note that the values presented are representative of the entire window, including frames and other components. The acoustic performance of the selected systems should be verified via a laboratory test certificate. Additionally, the specified sound reduction indices must be achieved including any trickle vents element, if they are part of the proposed design for background ventilation conditions.

MACH has not provided specific build-ups for the façade or roof, such that there can be flexibility in the design of the new build aspects of the scheme.

Façade Element	Minimum Required Sound Reduction Indices						
	125	250	500	1000	2000	4000	Weighted – dB
Window	27	28	35	38	32	42	35 R _w
Solid Façade	34	34	40	55	55	55	45 R _w

Table 4.3: Minimum Façade Reduction Indices Required for Residential Façades

4.1.2.1 M&E Noise Contribution

If mechanical ventilation is adopted for the scheme, compliance with BS 8233:2014 requires that the M&E noise contribution does not exceed NR17 within habitable spaces.

4.1.2.2 Louvre noise break-in

If any louvres are proposed to be included in the façade design, they should meet the solid façade specifications to ensure they do not compromise the overall façade performance.

4.2 Part O - Overheating Ventilation

This section provides details of the façade assessment during the overheating ventilation condition. Assessing this ventilation scenario is not typically required at planning. However, it is required such to comply with the internal noise criteria during overheating ventilation as stated within Approved Document O – Building Regulations.

It is important to note that this assessment addresses internal noise levels only within bedrooms during night-time, assuming the overheating ventilation strategy is based on a natural or hybrid ventilation scheme.

Note: If the overheating ventilation scheme is to be solely via a mechanical cooling with windows closed, the internal noise criteria within BS8233:2014 is the default design criteria. Please refer to the façade specification in the previous section.

4.2.1 Ventilation Strategies Acoustic Performance

The acoustic performance of open windows and other natural ventilation options can vary significantly, reasonable estimates of the acoustic performance of different mitigation strategies of the ventilation method are presented below.

Ventilation Strategy	Room	Outside to Inside Level Difference
Openable windows	Bedroom	15
Mechanical ventilation, windows closed	Bedroom	20+

Table 4.4: Ventilation Strategies Depending on Façade Attenuation Required

¹**Note:** restricted or enhanced openable windows or vent opening, as a ventilation option would require further detailed design which looks holistically across the site, this would need to consider the building massing, type and direction of window opening direction or other attenuated type openings and information from a detailed dynamic thermal model will also be required to provide minimum open area requirements for the ventilation strategy.

4.2.2 Outline Façade Noise Limits

The table below helps identify when the external noise level associated with this development are too high for an open window strategy to be used for the overheating strategy. This is determined by simply adding the outline potential acoustic performance of the ventilation method, to the internal noise level criteria. Please note these criteria are only applicable for the night-time period.

Ventilation Strategy	Outside to Inside Level Difference (dB)	Internal Noise Criteria		Façade Noise Level Limit		Measured Façade Noise Level	
		L _{Aeq,8hr} (dB)	L _{Afmax} (dB)	L _{Aeq,8hr} (dB)	L _{Afmax} (dB)	L _{Aeq,8hr} (dB)	L _{Afmax} (dB)
Openable windows	15	40	55	55	70	49	70

Table 4.5: Façade Noise Level Limit for Exposure Category

The table above identifies that an open window strategy to address overheating is a suitable option to achieve compliance with Approved Document O.

5.0 CONCLUSION

This report has assessed the existing environmental noise climate at the proposed Colerne Industrial Estate development and evaluated the acoustic performance requirements for achieving suitable internal noise levels within future residential dwellings.

A detailed environmental noise survey was undertaken, with the results summarised in Section 3.0. These measurements identified typical daytime and night-time noise levels at the site, forming the basis for the façade assessment.

Appropriate design criteria have been established with reference to BS8233:2014, the WHO Guidelines for Community Noise, Approved Document F, and Approved Document O. These criteria cover both background ventilation conditions and overheating ventilation scenarios.

The façade assessment presented in Section 4.0 demonstrates that:

- A minimum façade attenuation of 25 dB is required to meet the most onerous background ventilation condition, driven primarily by the maximum noise level events during the night-time period.
- Suitable minimum sound reduction indices for windows and solid façade elements have been identified to ensure compliance with BS8233 internal noise limits under closed-window, background-ventilation conditions.
- For Part O overheating compliance, the assessment indicates that natural ventilation through openable windows is feasible, as external night-time noise levels meet the allowable façade noise limits for this ventilation mode.

In summary, with the adoption of the façade performance recommendations outlined in Section 4.1, and the proposed development can achieve the required internal noise level criteria for both planning and Building Regulations purposes.

APPENDIX A - ENVIRONMENTAL NOISE SURVEY

To establish the existing environmental noise levels on site, a noise survey was conducted between 09:00 on the 14/01/2026 and 10:15 on the 15/01/2026.

This site assessment was undertaken by Darryl Chen of MACH Group.

A.1 Site Description

The site is located at Colerne Industrial Estate in Chippenham, Wiltshire on the Former RAF Colerne Airfield. The site is situated in a rural / residential area, with busy roads like the A420 contributing to the noise climate.

A.1.1 Subjective Noise Climate (On-site)

Noise Type	Noise Characteristics	Sources
Dominant	A primary contributor of noise levels on the site.	Road Noise
Other Noise Contributions	Contributors to the remainder of the noise climate on site.	Birdsong

Table A.1.1 Subjective Summary of the Noise Sources

A.1.2 Non-Representative Noise Sources

During the survey, no noise events occurred which would be deemed as atypical of the site location.

A.2 All Measurement Locations

To help with the understanding of the site and measurement locations all the measurement positions are presented on the map below. Photos of the locations in situ are in the following sections.



Figure A.2.1 All Measurement Locations on a Map

A.3 Fixed Measurement

A fixed microphone position was used to record noise levels between 09:00 on the 14/01/2026 and 10:15 on the 15/01/2026, where the fixed long-term meter was set to measure consecutive 'A' weighted 5-minute time samples.

To help with the understanding of the site and the measurement locations, the figures below present the location of the microphone position(s) in situ.

A.3.1 Fixed Measurement Location – F1



Figure A.3.2 Fixed measurement F1 location in situ

A.3.2 Fixed Measurement Results – F1

The following graph presents the noise levels recorded over the measurement period at the fixed location (F1).

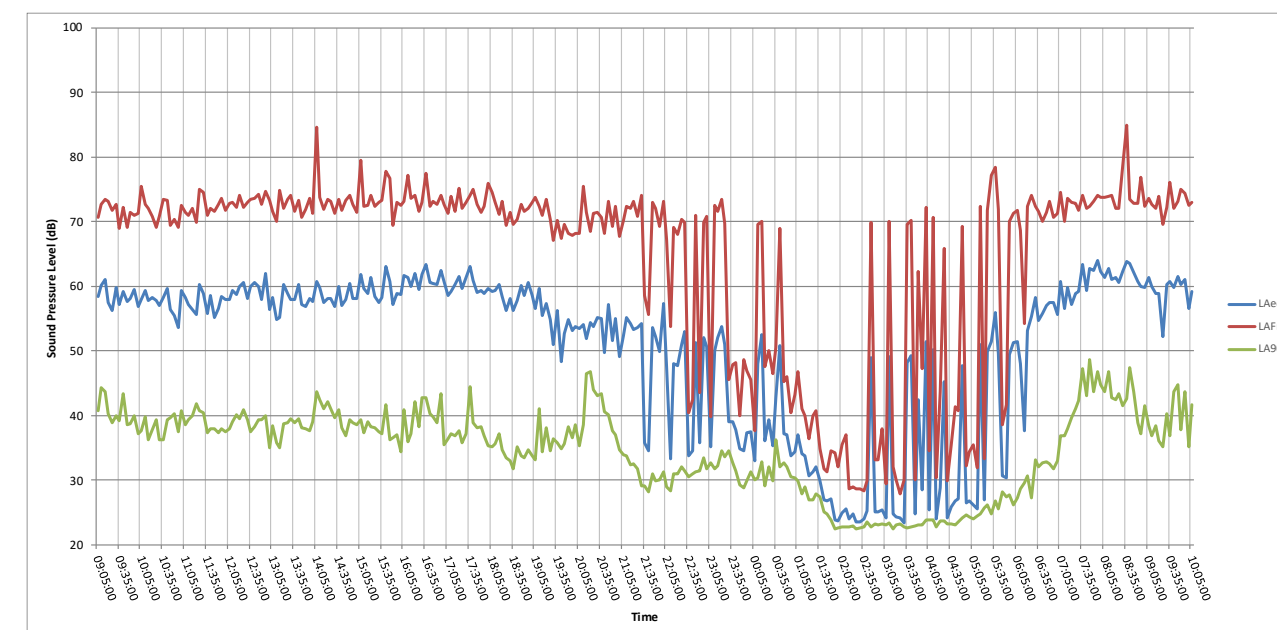


Figure A.3.3 Sound Pressure Level at fixed location, F1

A.4 Spot Measurement

Spot measurements help quantify existing noise levels at different points around the site.

The figures below present the location of the microphone position(s) in situ.

The results of the measured levels at these location(s) are also presented in section A.5 Table A.6.2.

A.4.1 Spot Measurement - S1

This spot measurement was taken 11:25 and 11:50 on 08/01/2026 and was repeated between 09:13 and 09:43 on 14/01/2026, and between 09:31 and 09:45 on 15/01/2026.



Figure A.4.4 - Spot Measurement S1 in situ

A.4.2 Spot Measurement – S2

This spot measurement was taken between 09:51 and 10:21 on 14/01/2026 and repeated between 09:50 and 10:05 on 15/01/2026.



Figure A.4.5 - Spot Measurement S2 in situ

A.6 All Spot Measurement Results

The L_{Aeq} , L_{AFmax} , and L_{A90} levels measured from all spot measurements are shown in Table 4.2 below.

Spot Measurement Position	Date	Start	End	Duration	$L_{Aeq,T}$ (dB)	L_{AFmax}	L_{A90}
1	08/01/2026	11:25	11:30	00:05:00	45.2	56.5	36.2
1	08/01/2026	11:30	11:35	00:05:00	39.3	46.4	37.1
1	08/01/2026	11:35	11:40	00:05:00	40.7	49	38.7
1	08/01/2026	11:40	11:45	00:05:00	41.8	55.3	38.8
1	08/01/2026	11:45	11:50	00:05:00	41.6	50.7	39
1	14/01/2026	09:13	09:18	00:05:00	40.8	50.6	37.5
1	14/01/2026	09:18	09:23	00:05:00	39	47.1	37.1
1	14/01/2026	09:23	09:28	00:05:00	40.6	58.8	38.2
1	14/01/2026	09:28	09:33	00:05:00	39.3	46.8	37.2
1	14/01/2026	09:33	09:38	00:05:00	39.1	44.4	37.3
1	14/01/2026	09:38	09:43	00:05:00	40	49.8	37
1	15/01/2026	09:31	09:35	00:04:00	38.5	51.8	35.1
1	15/01/2026	09:35	09:40	00:05:00	41	50.3	37
1	15/01/2026	09:40	09:45	00:05:00	38.1	47.3	36
2	14/01/2026	09:51	09:56	00:05:00	43	51	39.5
2	14/01/2026	09:56	10:01	00:05:00	40.2	53.6	36.1
2	14/01/2026	10:01	10:06	00:05:00	41.5	52.5	37.3
2	14/01/2026	10:06	10:11	00:05:00	41.4	48.3	38
2	14/01/2026	10:11	10:16	00:05:00	40.2	49	36.1
2	14/01/2026	10:16	10:21	00:05:00	41.4	47.9	38
2	15/01/2026	09:50	09:55	00:04:34	43.3	52.9	38.1
2	15/01/2026	09:55	10:00	00:05:00	38.6	46.6	35.1
2	15/01/2026	10:00	10:05	00:05:00	41.5	48.7	36.8

Table A.6.2 - Spot Measurement 1 Results Table

APPENDIX B - NATIONAL PLANNING LEGISLATION

B.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF), August 2026 (Plan-making and national decision-making policies), sets out the Government's planning policies for England. Matters relating to noise are addressed under Section 17, "Pollution, public protection and security," the stated objective of which is to ensure that new development is appropriate for its location, taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security.

The national decision-making policy of most direct relevance to this assessment is Policy P3 (Living conditions and pollution), which states:

1. Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
2. Within this context development proposals should:
 - a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
 - c. Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;
 - d. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);
 - e. Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and

- f. Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams.
3. In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in policy DM7. This means that it will be appropriate to take into account emissions limits set through those other regimes.

Policy P4 (Impact of development on existing activities), which reflects the "agent of change" principle, is also relevant given the site's proximity to the M5 motorway, the railway line and nearby established uses. It states:

1. Existing businesses, community facilities, public services and defence and security activities should not have unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established. This means that development proposals should be capable of being integrated effectively with existing business, community and public service activities and infrastructure in their vicinity (including, but not limited to, uses such as pubs, music venues, places of worship, sports clubs, blue light services, defence, electricity network infrastructure and industrial and waste sites).
2. Where the operation of an existing activity could have a significant adverse effect on a proposed new development in its vicinity, development proposals should:
 - a. Identify the nature of the potential impacts, informed where necessary by early discussions between the applicant (i.e. the 'agent of change') and those existing uses which could be affected by the proposal to inform the scope for mitigation; and
 - b. Be able to demonstrate that suitable mitigation can be provided before first occupation of the development, if it is to be acceptable. Planning conditions or obligations should be used to secure agreed mitigation measures.
3. This policy applies to new development involving changes of use of land and property, as well as to new construction, and includes situations where new development may interfere with the operation of electronic communications networks. Both lawful current and permitted levels of operation of existing activities should be taken into account when applying this policy.

While the Framework establishes the principle that development must provide acceptable living conditions and avoid unacceptable adverse effects from noise, it does not itself set out any numerical internal or external noise criteria or a specific assessment methodology. The quantified criteria adopted in this assessment are therefore drawn from the recognised technical guidance and standards set out earlier in this report.

B.2 Noise Policy Statement for England

The aim of the Noise Policy Statement for England (NPSE) is to provide clarity regarding current policies and practices to enable noise management decisions to be made within the wider context, at the most appropriate level, in a cost-effective manner and in a timely fashion. The NPSE applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise.

Noise Policy Vision: Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

Noise Policy Aims: Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life;
- mitigate and minimise adverse impacts on health and quality of life; and
- where possible, contribute to the improvement of health and quality of life

Observed Effect Level: In order to fit an objective assessment of “significant adverse” and “adverse” impacts, the NPSE introduced the concept of categorising the impact from noise pollution into different observed effect level categories. This has been expanded further within the more recent document “National Planning Policy Guidance – Noise”.