

28th September 2026

Our Reference: 3952_L01_EXT2

Wiltshire Council

Planning Applications PL/2026/04847 and PL/2026/05223

Nonsuch Estate, Westbrook, Bromham, Wiltshire

To Whom it may concern,

Hayes McKenzie Partnership Ltd (HMPL) have been instructed by residents of Bromham to review information submitted in support of the planning applications referred to in the subject line above, specifically in relation to noise and residential amenity.

Having reviewed the submitted information alongside representations from residents, we consider that the proposal introduces several potentially significant operational noise sources. No Noise Impact Assessment has been provided to demonstrate their likely effects at surrounding residential properties and, in our view, this information is required to enable the applications to be properly determined.

1. PROPOSED NOISE SOURCES

- 1.1. The proposals are not limited to the introduction of visitor accommodation. The submitted information proposes a restaurant and bar, flexible event space for private events and gatherings, outdoor recreational facilities including padel courts, vehicle movements and servicing, and substantial building-services plant.
- 1.2. Of particular importance, the application documents indicate that approximately 44 air-source heat pumps are proposed across the Estate. The development would also reasonably require other mechanical services associated with the restaurant, kitchen, hotel and wellness facilities. Despite the scale of the proposed plant provision, we have not identified an assessment of fixed-plant noise at neighbouring noise-sensitive receptors.

- 1.3. For fixed mechanical plant, *BS 4142*¹ provides the established method for rating and assessing industrial and commercial sound. Wiltshire Council's *Noise and Planning Technical Guidance* also recognises BS 4142 and notes that background sound levels within rural parts of Wiltshire can be particularly low. A representative background sound survey and assessment of the cumulative rating level of the proposed plant would therefore be expected.
- 1.4. The hospitality proposals include a bar and flexible event space for private events and gatherings. The potential for noise from amplified/live music and patrons, including voices and activity within outdoor amenity areas, requires consideration independently of fixed plant. Patron noise can be particularly intrusive due to the readily identifiable nature of speech, raised voices and occasional shouting, and may not be adequately represented by consideration of overall sound levels alone. This is particularly relevant during evening and night periods, when background sound levels may be lower and residents may be more sensitive to such activity. As a local example of the Council's approach, planning permission for Bromham Community Hub (planning application [PL/2023/10811](#)) required a Noise Management Plan informed by a background noise survey and noise assessment using the *Code of Practice on the Control of Noise from Pubs and Clubs*² before amplified or live music could take place.
- 1.5. The proposals include a number of padel courts. There is currently no adopted UK assessment standard specifically for padel noise, and recreational noise falls outside the stated scope of BS 4142. Relevant guidance includes *Sport England's Artificial Grass Pitch (AGP) Acoustics – Planning Implications*³, while the *2023 Padel and Sound guidance*⁴ provides padel-specific source data and assessment guidance.
- 1.6. Of specific relevance, Wiltshire Council Environmental Protection recently considered this issue in its response of 23 September 2026 to an application in Trowbridge⁵. Public Protection specifically distinguished padel from traditional tennis because of its impulsive and distinctive acoustic character and requested representative baseline measurements, receptor-specific predictions, assessment of acoustic character and comparison against measured background

¹ British Standards Institution (2019), BS 4142:2014+A1:2019 – Methods for rating and assessing industrial and commercial sound.

² Institute of Acoustics (2003), Good Practice Guide on the Control of Noise from Pubs and Clubs, March 2003.

³ Sport England (2015), Artificial Grass Pitch (AGP) Acoustics – Planning Implications, Design Guidance Note, August 2015, Rev. 001.

⁴ Royal Dutch Lawn Tennis and Padel Association (KNLTB) et al. (2023), Padel and Sound: A Practical Tool That Can Help Parties Make the Right Decision and Adaptability, January 2023

⁵ Wiltshire Council Environmental Protection (2026), Consultation Response to Planning Application [PL/2026/02354](#), Fairfields, Semington, 23 September 2026.

sound levels, using BS 4142 principles as an assessment framework. We consider that an appropriate site-specific assessment is similarly required here.

2. PLANNING POLICY AND ASSESSMENT

- 2.1. Core Policy 57⁶ of the Wiltshire Core Strategy requires development to have regard to the compatibility of adjoining uses and the impact upon the amenity of existing occupants, expressly including pollution such as noise. This requirement continues to be applied by Wiltshire Council when considering residential amenity.
- 2.2. Wiltshire Council's *Noise and Planning Technical Guidance*⁷ states that “*acoustical matters in support of a planning proposal*” can be complex and technical and that “*competent persons*” are expected to be engaged by the developer. The guidance is intended to support the noise policies of the Core Strategy and the principles of national planning policy. It recognises that background sound levels within rural parts of Wiltshire can be particularly low. This is supported locally by the 2025 assessment for Bromham Community Hub, where background sound levels of 28 dB LA90,15min during the daytime and 27 dB LA90,15min during the evening were adopted for the purpose of the assessment. These measurements are not necessarily representative of receptors surrounding Nonsuch Estate but demonstrate the low background sound environment which can occur locally.
- 2.3. National planning policy and guidance^{8,9} similarly requires decision-making to consider whether adverse or significant adverse noise effects are likely and whether a good standard of amenity can be achieved. Importantly, the assessment of noise is not restricted to a single numerical level; the duration, frequency, character and time of occurrence may all be relevant.
- 2.4. We note that an “*Acoustic Bund Wall*” drawing has been submitted as part of the application. The inclusion of specific acoustic mitigation further indicates that noise has been recognised as a design consideration. However, without an assessment identifying the relevant sources, receptors, existing acoustic environment and predicted effects, it is not possible to determine what acoustic performance the bund needs to achieve or whether it provides appropriate mitigation.

⁶ Wiltshire Council (2015), Wiltshire Core Strategy, adopted January 2015, Core Policy 57: Ensuring high quality design and place shaping.

⁷ Wiltshire Council, Noise and Planning Technical Guidance, Version 1.

⁸ Ministry of Housing, Communities and Local Government (2026), National Planning Policy Framework, August 2026.

⁹ Ministry of Housing, Communities and Local Government, Planning Practice Guidance: Noise, Paragraphs 001–016, Reference ID 30, last updated 22 July 2019.

- 2.5. The local topography is also an important consideration. HMPL understands from local residents that sound from previous activities at Nonsuch Estate has been clearly audible at properties within Bromham, despite the separation distance from the Estate. Wiltshire Council's Noise and Planning Technical Guidance recommends that, when assessing existing noise sources, levels are measured at both the source and potential receptor rather than relying upon values predicted purely by calculation. Given the reported propagation of sound from the Estate towards Bromham, we consider that measurements of representative existing activities could provide important site-specific information to inform and, where necessary, validate predictions for the proposed development. Any predictions should also appropriately account for source and receptor elevations, terrain, and should provide an evaluation of the improvement afforded by any proposed mitigation.

3. CONCLUSION

- 3.1. We note that a comment from the Environment Agency has subsequently objected to the applications in the absence of a Noise Impact Assessment and has requested assessment of fixed plant, operational and patron noise, together with background sound monitoring and details of mitigation. This is consistent with the matters independently identified in our review.
- 3.2. HMPL does not consider that the information currently submitted provides a sufficient technical basis to establish the likely noise effects at surrounding residential properties or demonstrate compliance with Core Policy 57.
- 3.3. We therefore recommend that, prior to determination, the applicant is required to submit a suitably detailed Noise Impact Assessment prepared by a competent acoustic consultant. As a minimum, this should establish representative existing background sound levels; identify relevant noise-sensitive receptors; use appropriate and representative source noise data; assess fixed plant; consider event/music, patron/guest and recreational noise using appropriate methodologies; predict noise levels at relevant receptors taking appropriate account of the local topography and propagation conditions; consider relevant operating periods; and demonstrate the effectiveness of any proposed mitigation, including the acoustic bund.
- 3.4. This would provide Wiltshire Council Public Protection with an appropriate technical basis upon which to determine whether the development can operate without unacceptable effects on residential amenity.