

Ref: P25-077-M01v1
Project: Eastleigh Court, Wiltshire
Date: 2 October 2026
To: Ken Cowdery - Articulate - On behalf of Kindred Living Project Ltd
From: Samuel Oates BSc MSc MIOA – Senior Consultant

Subject: Clarifying Response to EHO Comments

1. This memo sets out clarifications in response to Environment Health Officer (EHO) comments received with respect to the planning noise assessment report reference: P25-077-R02v5, dated 10 February 2026, for the proposed new pavilion building and pool house faculties at Eastleigh Court.
2. The EHO comments are not dated and do not contain a document or communication reference; for clarity we have enclosed the EHO comments in full at the back of this memo.
3. The EHO comments are generally that the noise assessment is acceptable subject to the implementation of our recommendations. However, there are some points of misunderstanding that we seek to clarify with this memo.

Entertainment (Music) Noise

4. The EHO concludes that the assessment is acceptable, subject to the implementation of the noise mitigation recommendations identified in our report.
5. We agree and have no further comments.

Noise from Patrons (External Areas and Marquee)

6. The EHO concludes that the assessment is acceptable in principal, subject to the implementation of a noise management plan.
7. We agree and have no further comments.

Fixed Plant Noise (BS 4142)

8. The EHO comments indicate that they would have preferred evening (19:00-23:00) noise levels to be assessed separately, as opposed to being incorporated into the daytime assessment (07:00-23:00). Both approaches are in line with BS 4142 guidance.
9. Given that with the acoustic barrier in place the Rating Level is 10dB *below* the plant noise design targets (i.e. 15 dB below the Background Sound Level) for the daytime (including evening) as per Table 11 of our report, there is already a suitable margin of safety in the daytime/evening assessment.
10. Furthermore, we note that the EHO's comments also recommend a condition regarding fixed plant, where they refer to the BS 4142 standard daytime (07:00-23:00) and night-time (23:00-07:00) periods. On this basis, and given the margin of safety, we do not consider this to be a contentious issue.

11. The EHO's comments correctly identify the representative Background Sound Levels provided in our report of 40 dB $L_{A90,T}$ for the daytime and 30 dB $L_{A90,T}$ for the night-time. However, they mistakenly assert that the results in Table 11 of our report show that the Rating Level (which is 25 dB $L_{A,T}$) is only 0dB below the Background Sound Level during the night-time.
12. It is fair to say that the Background Sound Level is usually presented in a summary such as that shown in Table 11, which is likely where the misunderstanding has occurred; however, the value they refer to in Table 11 is not the Background Sound Level, it is instead the Plant Noise Design Target, which is 5 dB below the Background Sound Level.
13. We consider this to be a simple mistake that should not be a point of contention.

Suggested Planning Condition 1 - Pavilion Construction

14. We do not have any technical objection to suggested Condition 1.

Suggested Planning Condition 2 - Entertainment Noise Levels

15. It is assumed from the wording of suggested Condition 2 that this is not a validation testing requirement and will not need to be discharged prior to use of the development. Instead, we understand this to be a condition that can be used as the basis of assessment for any future investigation of a suspected breach of these noise levels.
16. On this basis, we do not have any technical objection to suggested Condition 2.

Suggested Planning Condition 3 - Amplified Music

17. We do not have any technical objection to suggested Condition 3.

Suggested Planning Condition 4 - Pavilion Guest Numbers

18. We do not have any technical objection to suggested Condition 4.

Suggested Planning Condition 5 - Noise Management Plan

19. We do not have any technical objection to suggested Condition 5.

Suggested Planning Condition 6 - Fixed Plant

20. We consider suggested Condition 6 to be redundant, as the planning noise assessment already shows the Rating Level to be 5 dB below the Background Sound Level.

Suggested Planning Condition 7 - Acoustic Barrier

21. We do not have any technical objection to suggested Condition 7.

Suggested Planning Condition 8 - Marquee

22. We do not have any technical objection to suggested Condition 8.

Suggested Planning Condition 9 - Fireworks

23. We do not have any technical objection to suggested Condition 9.

National Planning Policy Framework (NPPF) 2026

24. Whilst not part of the EHO's comments, we can confirm that the updated August 2026 version of the NPPF does not result in any change to the methodologies nor outcomes of the noise assessment.

Dear Julie

Thank you for consulting the Environmental Control & Protection Team with regard to this planning application.

I have reviewed the submitted acoustic assessment and have the following comments and conditions to recommend:

Entertainment (music) noise

The assessment derives a representative background sound level of approximately 31 dB LA90 for the period 23:00–00:00 and applies a design criterion of 5 dB below background, in accordance with our guidance.

Predicted entertainment noise levels at the nearest noise-sensitive receptors are demonstrated to be below the relevant limits with appropriate margins.

Whilst a specific daytime assessment has not been presented, background sound levels during daytime periods are significantly higher and it is considered that since compliance with the lower background level of the nighttime period will be achieved then compliance with the daytime period would therefore also be achieved

Conclusion: Acceptable, subject to implementation of the mitigation measures identified within the report.

Noise from patrons (external areas and marquee)

The assessment uses background sound levels representative of the most sensitive late evening period (approximately 29 dB LA90) and demonstrates that predicted patron noise levels are at, or close to, the prevailing background sound

Operational management measures are also proposed to control patron behaviour.

Conclusion: Acceptable in principle, subject to implementation of a Noise Management Plan.

Fixed plant noise (BS4142)

The assessment adopts the following representative background sound levels:

40 dB LA90 (07:00–23:00)
30 dB LA90 (23:00–07:00)

These values are derived from arithmetic means of the survey data.

However, the noise survey indicates that background sound levels reduce during the evening period, and no distinct evening assessment period has been considered, despite plant operating during these hours. Both BS 4142 and local guidance require that background sound levels are representative of the most sensitive period.

In addition, whilst the report states that plant noise has been designed to achieve a rating level 5 dB below background, the results presented (Table 11) indicate that, following mitigation, the rating level is equal to the background sound level (0 dB difference) rather than 5 dB below

Whilst this would typically indicate a low impact in BS4142 terms, it does not accord with the stated design objective and no clear justification is provided.

I would recommend the following conditions are included should planning permission be granted:

The Pavilion

1. The pavilion shall be constructed in full accordance with the acoustic design assumptions set out in the submitted Hepworth Acoustics Noise Assessment, project ref P25-077-R02 including but not limited to:
 - Secondary glazing specification
 - Wall and roof constructions
 - Acoustic doors and lobbied entrances
 - Mechanical ventilation and acoustic attenuation measures

The development shall be retained in accordance with these measures thereafter.

2. The level of noise arising from amplified music associated with the development shall not exceed a level of 5 dB below the representative background sound level (LA90,15min) at the façade of the nearest residential noise-sensitive premises.

The music noise level shall be determined by measurement at the façade of the nearest residential noise-sensitive premises, or at another location agreed in writing by the Local Planning Authority. Measurements shall be undertaken with amplified music operating at representative maximum levels and in accordance with the methodology set out within the approved Hepworth Acoustics Noise Assessment Ref. P25-077-R02. The assessment shall include octave-band analysis where necessary to determine the significance of low-frequency and tonal noise components.

Representative background sound levels shall be expressed as LA90,15min. Music noise levels shall be expressed as LAeq,15min. Measurements shall be undertaken during the most sensitive periods when amplified music is permitted and at times representative of normal worst-case operation of the venue.

The development shall thereafter be operated in accordance with the approved acoustic mitigation measures and operational assumptions contained within the approved Hepworth Acoustics Noise Assessment Ref. P25-077-R02 for the lifetime of the development.

3. Amplified music within the pavilion shall cease by 00:00 hours (midnight at the latest).

4 The use of the pavilion for events involving more than 60 guests shall be limited to no more than 40 occasions per calendar year. A record of such events shall be maintained and made available to the Local Planning Authority upon request.

Noise Management Plan

5. A Noise Management Plan shall be submitted to and approved prior to first use of the development. The plan shall include:

- Areas of the site where amplified music is prohibited
- The policy on recorded music and live music and what additional controls are necessary in term of equipment use and sound testing
- Use of noise limiters including a noise limiter calibration policy
- Monitoring and review procedures. The monitoring must incorporate the use of a class 1 sound level meter at multiple monitoring points correlated with the location of noise sensitive residential dwellings.
- Policy on doors and windows use in areas where music is played
- Details on when the NMP will be reviewed and what would trigger a review
- Control of external areas during evening/night-time periods
- Management of guest behaviour and dispersal
- Staff supervision arrangements during events
- Procedures for responding to noise complaints

The approved plan shall be implemented at all times.

Fixed Plant

6. The rating level (LArTR) of the noise emitted from all fixed plant shall not exceed the existing background noise level (LA90T) at the boundary of the nearest residential premises. The rating level shall be determined by measurement or calculation at the boundary of the nearest noise sensitive premises or at another location that is agreed with the local planning authority. Measurements shall be made in accordance with BS4142:2014 +A1:2019. Where the background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00 - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptors.

All plant shall thereafter be installed and maintained in accordance with the approved details

7. An acoustic barrier of a minimum height of 2.4 metres shall be constructed surrounding the ASHP units and shall be installed in accordance with the submitted acoustic report and prior to first use of the plant.

The barrier shall be permanently retained and maintained thereafter.

Marquees

8. Any marquee erected on the site shall:

- Only be used between 12:00–20:00 hrs
- Not be used for amplified or live music
- Not be used for evening or night-time entertainment

Fireworks

9. No fireworks, pyrotechnics or similar impulsive noise-generating activities shall take place at the development site at any time

Informative

The applicant is advised that due to the low background noise levels in the area, strict adherence to the approved mitigation measures and operational controls will be necessary to prevent complaints from neighbouring properties.

I trust this is of assistance.

Kind regards

Annabel

Mrs Annabel Wilkinson BSc (Hons), BA (Hons)
Environmental Health Officer
Environmental Control & Protection Team