

Nick Keeley

Planning Manager

Gleeson Land

Arena Offices, Building B

Watchmoor Park, Camberley

Surrey, GU15 3YL

Ref: LR01-25458-R1**Date:** 24 October 2025

Dear Mr Keeley,

RE: SHORTLAND FARM, ASH – NOISE ASSESSMENT

Cass Allen has been instructed to carry out a desktop noise assessment for a potential residential redevelopment of land at Shortland Farm, Ash. The aim of the assessment was to identify any acoustic constraints that may trigger the need for a more detailed noise assessment to support an outline planning application.

The site location is shown in Figure 1 below.

Figure 1 Site Location and Surrounding Area

The site is located in a predominately residential area. Guildford Road runs along the northern boundary of the site and Wyke Lane runs along the eastern boundary. On the opposite side of Guildford Road and Wyke Lane are existing residential properties. To the south of the site are open fields. To the west of the site are existing residential properties, Harpers recreation ground and a children's nursery (Totterdown Preschool).

Gleeson Land are proposing to submit an outline application to develop the site into circa 200 dwellings as per the outline plan shown in Figure 2 below.

Figure 2 Outline Development Plan



Based on a desktop review of satellite imagery of the area, and details for the surrounding roads and nursery, it is our view that a detailed noise assessment (e.g. site noise survey and assessment) should not be necessary in this case to support the outline planning application. This is for the following reasons:

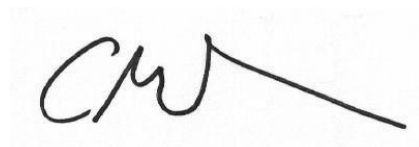
- The only road in the vicinity of the site that would be expected to carry higher levels of traffic (and thus generate higher levels of noise) would be Guildford Road to the north of the site. It can be seen from the outline plan in Figure 2 that the intention is to set back the residential properties from this road by at least ~70m. Any noise from the road will be significantly reduced at this distance and we expect that appropriate noise levels would be achieved in sensitive areas of the new properties (bedrooms, living rooms, gardens) with no specific acoustic treatments.

- Wyke Lane appears to be a quiet rural road serving relatively few properties in the wider area. Traffic flows on this road would not be expected to be high enough to result in noise levels that would pose a constraint to residential development of the site, and we expect that acceptable noise levels would be achievable in sensitive areas of the development adjacent to this road with no specific acoustic upgrades.
- The children's nursery is a small preschool nursery that caters to children from 2-5 years old. Noise will be generated by children at the nursery, particularly when playing outdoors in warmer months, however this noise would only occur during daytime hours from Monday to Friday. The sound of children playing is generally considered to be a pleasant sound in moderation and we expect the nearest properties in the development to be subject to acceptable nursery noise levels given the distance from the nursery (~30m). It should also be noted that there are existing residential properties located closer to the nursery than the proposed development and therefore the proposed development would not add any additional constraints on allowable nursery noise emissions.
- Noise will be generated by activities on Harpers Recreation Ground at times however this noise would again be considered to be a pleasant noise in moderation. The site is also separated from the recreation ground by a large rear garden of an existing residential property on Guildford Road and therefore we expect noise levels to be significantly reduced at the nearest properties in the proposed development.

Conclusion

It is our view that noise does not need to be considered as a constraint for the development and therefore a further, more detailed noise assessment should not be required to support the outline planning application. However, if the Local Planning Authority were concerned about the potential impact of noise, then it would be possible for a Reserved Matter condition to be imposed requiring a detailed noise survey and assessment to be carried out on the final layout and design of the development in due course.

Yours sincerely,



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Director

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Quality Assurance

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