



Peak Acoustics Ltd

Date: 29 September 2025

Ref: 0506253.1

Qube Estates Ltd

Site Address: 8 West Street, Scawby, DN20 9AN

Project Requirements: Additional assessment of noise environment to include weekend period, updated site plans, BS4142 assessment of the Sutton Arms, EV charger on pub car park, nearby vehicle workshop. Additional 2 stage ProPG risk assessment and design statement.

I am pleased to provide the following proposal for a Noise Impact Assessment at the above address. The assessment is intended to provide further information as requested by the local EHO.

Scope of work

- A. Environmental Noise Measurement:** We will visit the site to conduct a survey of the ambient noise levels experienced by the site. Measurements will be taken during representative periods of the day and night, including likely worst-case scenarios. All noise surveys will be carried out in accordance with BS 7445: Description and Measurement of Environmental Noise. The measured parameters will include Leq, Lmax, L90 and octave band noise levels. Access to the site will be required to allow setup and collection of noise monitoring equipment. The noise monitoring will be extended to include a weekend period (Friday to Monday) so that morning and evening rush hours and weekend operation of nearby commercial uses can be captured. If necessary, shorter comparative measurements will also be undertaken to understand specific activities.
- B. Review of updated plans & construction details:** We will review the details of the façade elements to obtain information on glazing and ventilation, which will be utilised in BS8233 insulation calculations.
- C. BS8233 Calculations & Recommended Sound Insulation Scheme:** Using data from the environmental noise measurements and the proposed façade elements, we will perform BS8233 calculations to assess the extent of noise intrusion into the proposed dwellings. The results will be compared against the criteria outlined in BS8233:2014 for living rooms and bedrooms during both day and night periods. If the calculated noise levels exceed the specified criteria, we will determine the required mitigation measures. A scheme of sound insulation works, typically involving windows and ventilation openings, will be proposed to ensure that internal noise levels within the development meet the relevant standards.
- D. BS4142 Assessment of Specific Noise Sources:** Where appropriate, we will undertake a BS 4142:2014+A1:2019 assessment of specific local noise sources, including
 - Plant and activity associated with the Sutton Arms (particularly the EV charger and customer car park movements).
 - Operations at the nearby vehicle workshop.

These assessments will quantify potential adverse impact and help inform the acoustic design.

E. ProPG Stage 1 & Stage 2 Risk-Based Assessment & Acoustic Design Statement: We will apply the two-stage risk-based approach recommended in ProPG: Planning & Noise (May 2017):

- Stage 1: Initial site risk screening based on the measured daytime and night-time levels.
- Stage 2: Detailed acoustic design assessment, including site layout, façade mitigation, and ventilation strategy.

A ProPG Acoustic Design Statement will be prepared for submission with the planning application, clearly setting out the site's noise risk classification and commenting on good acoustic design options.

F. Technical Report: A technical report will be provided, summarising the survey results and any recommended noise mitigation measures. This report can be submitted to the Local Authority as a supporting document for the main planning application and utilised by the design team to guide decision-making.

Fees

We propose to deliver the outlined services for the following fees:

Service	Cost (£)
Noise Impact Assessment	£1,600

All costs quoted are exclusive of VAT, which will be charged at the prevailing rate. This quotation is valid for a period of 30 days from issue. Services will be undertaken in accordance with our standard terms and conditions, a copy of which can be found at www.acousticsurveys.co.uk/peakterms.pdf

Payment Terms

A 25% deposit is required to confirm your booking, with the remaining balance invoiced upon completion of the on-site measurements. Please note that if the balance remains unpaid 60 days after the invoice date, the project will be cancelled. Deposits are non-refundable.

Time Scale

Reports are issued following successful completion of payment and are typically available within 10 working days after the on-site measurements or receipt of full payment, whichever occurs later.

Project Team

Your project will be assigned to one of our Acoustic Consultants who will act as your main point of contact throughout.

Exclusions

Should the project require further works outside the scope stated within this proposal then we would be happy to undertake this under separate cover.

Requirements

Unless otherwise specified, no input from third parties has been sought in preparing this quotation or methodology. It is the client's responsibility to ensure that the contents of this document align with their own requirements and those of any relevant third parties prior to instructing the works.

Closure

I hope you find our proposal of interest and we will be able to work together on this project. Please do not hesitate to contact me should you require clarification on any aspect of the quotation.

I look forward to hearing from you in the near future.

Yours sincerely,


Tom Brown BSc (Hons) MIOA

Acoustic Consultant - Peak Acoustics Ltd