1. Nature and Scale of the Operations

The installation comprises a well-established food manufacturing facility located within the Wymbush Industrial Estate at 8 Garamonde Drive, Milton Keynes. The site has been operational since 2015 and manufactures baked brioche and pastry products through enclosed processes including ingredient preparation, mixing, fermentation, baking, cooling, packaging and dispatch. The facility operates within a single large production building with all primary manufacturing activities, refrigeration equipment, compressors, HVAC systems and associated process plant are located internally within the enclosed building envelope. The site therefore differs significantly from installations where noise emissions arise from extensive external plant, open-air processing, materials handling or waste management activities.

1.1 Existing Noise Sources and Activities

The principal sources of potential noise are:

- Internal production machinery;
- Internal refrigeration and HVAC systems;
- Vehicle movements associated with deliveries and product dispatch;
- Loading and unloading operations within the service yard.

Compressors, refrigeration plant and process equipment are enclosed within the main factory building and that tanker engines are switched off during loading and unloading activities. Operational procedures are in place to minimise the time, duration and impact of deliveries. There are no significant external process activities, no external materials handling operations.

1.2 Location of Sensitive Receptors

The nearest residential receptor lies at Two Mile Ash approximately 80 m from the installation boundary. Additional residential receptors are located at Wymbush (340 m), Hodge Lea (515 m), Bradwell (730 m) and Bancroft (915 m).

Whilst the closest residential properties are located within 100 m of the site boundary, the receptor separation distance should be considered in the context of the surrounding environment. The residential areas are separated from the operational areas of the site by mature trees, established vegetation belts, internal roads, site infrastructure and intervening transport corridors. Furthermore, the nearest receptors are not adjacent to the principal operational yard areas but are separated by extensive landscaping and highway infrastructure.

1.3 Existing Acoustic Environment

The installation is situated adjacent to the V5 Great Monks Street and in close proximity to the A422 and A5 strategic road network. These roads generate continuous traffic movements throughout the day and night and form the dominant source of environmental noise within the locality.

The site's location within a long-established industrial estate means that the surrounding acoustic environment is already characterised by commercial activity, vehicular traffic and industrial operations rather than a quiet rural or suburban setting. Consequently, any residual operational noise from the installation is experienced within an environment where substantial background noise is already present.

1.4 Supporting Operational Noise Data

A workplace noise assessment was completed in November 2025 in accordance with the Control of Noise at Work Regulations 2005. The assessment measured operational noise levels throughout the manufacturing facility during normal production activities. The highest measured noise levels were associated with internal tray handling, mixing and process operations located wholly within the enclosed

factory building. The survey confirmed that noise-generating activities are contained within the building envelope and that no employees were exposed above the Upper Exposure Action Value. It is understood that the internal workplace noise levels do not directly indicate off-site impacts, instead they are here being used to demonstrate evidence that the dominant sources of noise are fully contained within the building structure and therefore subject to substantial attenuation before any sound could propagate beyond the site boundary.

1.5 Existing Barriers, Screening and Attenuation

The facility comprises a large enclosed industrial building which effectively acts as an acoustic barrier between internal operations and off-site receptors. The manufacturing facility was designed on a "box within a box" principle which inherently limits noise breakout from internal operations.

In addition, the site is surrounded by mature woodland, planted landscaping and vegetation belts on multiple boundaries. Aerial imagery demonstrates the extent of this screening, particularly between the western boundary and the nearest residential properties at Two Mile Ash.

The combination of:

- Internal process enclosure;
- Large building mass;
- Restricted HGV delivery hours;
- Mature vegetation;
- Separation distances; and
- Existing highway infrastructure

provides multiple layers of acoustic attenuation between operational activities and sensitive receptors.

1.6 History of Complaints and Regulatory Concern

The facility has operated continuously since 2015, representing approximately eleven years of operation prior to permit determination. Throughout this period:

- No noise complaints have been received by the operator; and
- No noise nuisance issues have been identified through routine site management processes; and
- No concerns regarding site noise have been raised by the local authority.

The sustained absence of complaints over an extended operational period provides strong evidence that the installation is not causing adverse effects at nearby receptors.

2. Requirement for Further Assessment

The Environment Agency guidance states that the level of assessment should be proportionate to the environmental risk presented by the installation.

In this case:

- The site has operated since 2015 without noise complaints;
- The installation is located within an established industrial estate;
- The surrounding environment is dominated by traffic noise from major highways;
- All principal noise-generating plant is housed within enclosed buildings;
- Residential receptors are screened by mature vegetation and site infrastructure;
- There are no substantial external noise sources associated with the process; and
- The site's environmental risk assessment identifies noise as a low residual risk.

Accordingly, the evidence indicates that noise is not a material environmental issue associated with the installation and there is no evidence that operational noise has resulted, or is likely to result, in pollution

or nuisance. In addition, to ensure best practise and minimum possible impact, the site actively manages its noise impact with controls including:

- Preventative maintenance of production plant, compressors and HVAC equipment;
- Planned maintenance programmes designed to prevent abnormal noise generation;
- Investigation and corrective action procedures for any complaints or abnormal operating conditions;
- Environmental Management System inspections and reviews;
- Assessment of noise implications when installing or modifying plant and equipment.

3. Conclusion

Given the long-standing operational history, absence of complaints, nature of the activities undertaken and characteristics of the receiving environment, a detailed BS4142 assessment is not considered necessary to demonstrate environmental risk and is unlikely to provide materially different conclusions regarding the potential for noise nuisance at sensitive receptors. The operator therefore considers that the information presented constitutes a proportionate evidence-based demonstration that noise is not a significant environmental risk requiring a detailed Noise Impact Assessment or standalone Noise Management Plan. Nevertheless, noise will continue to be controlled through the site's Environmental Management System, preventative maintenance programme, complaint investigation procedures and routine operational inspections.