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noise.co.uk Ltd
The Haybarn
Newnham Grounds
Kings Newnham Lane
Bretford
CV23 0JU

18th December 2025

Ref: Burgess Hill Planning Condition

Dear Dylan,

As requested, this letter has been prepared in response to Planning Condition 7 (appended to this letter).

Planning Condition 7 requires that, prior to construction of plots 108-113, 130-138, 161-170 above ground floor slab level, details of a mechanical ventilation system are submitted for approval for bedrooms affected by noise sources identified in the Sharps Redmore Updated Noise Report Addendum dated 22nd March 2022. The condition also requires confirmation, prior to occupation, that the approved systems achieve the required internal noise levels.

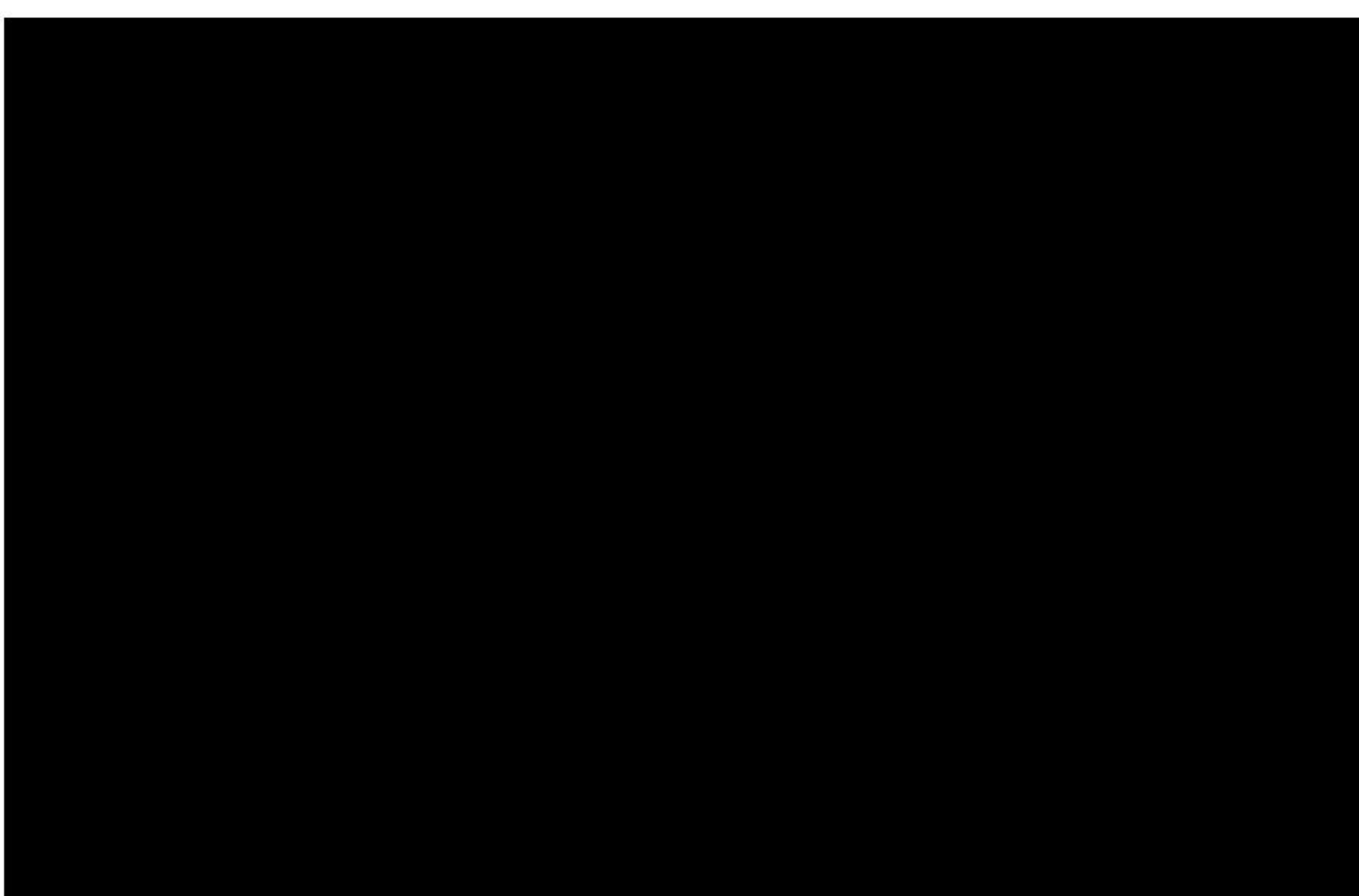
The condition was informed by the Sharps Redmore Updated Noise Report Addendum, which was based on a single attended noise survey undertaken on 15th May 2021 between 10:50 and 12:00. While suitable for the initial assessment, this survey represents a brief snapshot and does not capture variations in noise levels across full daytime and night-time periods.

Since then, a further noise survey and Environmental Noise Assessment dated 11th April 2025 (Report No. 22940A-1) has been undertaken using 24-hour continuous noise monitoring. This captures a more comprehensive assessment of the typical daytime and night-time noise levels at the site.

The updated assessment indicates that the 'good' standard internal noise criteria in Table 4 of BS8233:2014 for living rooms and bedrooms, as well as the WHO Guidelines for Community Noise, can be achieved using standard thermal double glazing with background ventilation provided via a complementary trickle ventilator.

The potential requirement for mechanical ventilation in Planning Condition 7 was linked to the conclusions of the Sharps Redmore assessment. The purpose of the condition is to ensure that future occupants are provided with good internal noise levels within habitable rooms. The updated assessment supersedes the earlier report and demonstrates that this objective can be achieved using standard thermal double glazing with appropriate background ventilation. It is therefore considered that the proposed approach satisfies the intent of the condition.

Yours faithfully,



Appendix

Planning Condition 7

7	Residential Amenity	Prior to the commencement of construction of plots 108-113, 130 -138 and 161-170 above ground floor slab level, details of the mechanical ventilation system to be fitted to all bedroom windows affected by the noise source identified in the Sharps Redmore updated noise report addendum (dated 22nd March 2022) shall be submitted to and approved in writing with the Local Planning Authority. The details shall include the technical specification of the system, identify the bedrooms within each plot that it will be fitted and the anticipated noise reduction levels to each room. The construction of these plots shall only be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Prior to the occupation of units, confirmation shall be provided to the Local Planning Authority, in the form of an internal noise reading, that the systems	Pre-Commencement Condition
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