

Mr Will Cross
Cross Homes (Sussex) Ltd
Ord
Kingstron Road
Lewes
East Sussex
BN7 3NB

15th December 2025

Our Reference: LD/2503580_A-Let

Dear Will,

Re. Rocky Lane, Haywards Heath. DM/25/2720 A

Ardent completed an acoustic assessment¹ to support the above planning application for a three-storey apartment block comprising 6 two-bedroom apartments at Rocky Lane, Haywards Heath.

The Environmental Health Officer (EHO) of Mid Sussex District Council has commented on the acoustic assessment² raising two main points as below

- 1. The acoustic assessment only considers noise from the road, not the railway.*
- 2. An Acoustic Design Statement should be provided.*

Addressing these points in turn.

1. A baseline noise and vibration survey was undertaken in support of an approved outline planning application³ at the site, including the current application boundary. Subsequently the majority of the site has been developed, and the current application area is the remaining parcel of the approved outline area.

The baseline survey position is shown in Figure 3-1 of the Acoustic Assessment and is duplicated below. The measurement position was selected to represent the closest point of the development to Rocky Lane, A272 to the south and the rail line to the west. The survey comprised approximately 3.5 days and 4 nights of continuous logging. Noise sources were noted to be road traffic and rail movements. Road traffic is dominant, but

¹ Acoustic Assessment, 2503580-ACE-XX-00-RP-C-0601A, May 2025

² Consultation response by email from Jane Cooper, Environmental Health Officer, 12 November 2025

³ DM/15/5107, Outline application for the development of up to 30 residential dwellings, October 2016

rail movements also influence the acoustic environment and were captured during the survey. The analysis of suitable glazing and ventilation is based on all ambient noise sources present at the site including road traffic and rail movements



2. The assessment notes that the measured noise levels place the site in the low to medium range risk of noise impact in accordance with ProPG guidance (Para 3.8 of the Acoustic Assessment). Therefore, good acoustic design principles are inherent in the design of the apartment block, and this is discussed in Section 5 of the Acoustic Assessment.

The site is constrained by the available area and the noise sources present, alongside other non-acoustic constraints. The separation distance between the noise sources and the

apartment block is maximised as far as possible. Furthermore, the internal layout of the apartments provides maximum separation distance between the Rocky Lane, which is the dominant noise source, and bedrooms by placing the kitchen, dining and living room areas to the south of the block. This is shown in Figure 1-2 of the Acoustic Assessment and is reproduced below.



With these design measures in place noise levels are reduced however, there remains a residual risk of noise impact and therefore it is appropriate that properties include suitable glazing and ventilation that enables residents to choose to keep their windows closed. This is in line with the approach adopted on earlier phases of the wider outline consented site and other developments in similar settings in the area. The glazing and ventilation strategy will be further developed at detailed design stage and to satisfy Building Regulations Approved Document F and O⁴ to ensure acoustics, ventilation and overheating are achieved.

Acoustic design measures have been implemented into the development as far as possible, and the design will deliver a suitable environment for future residents where their amenity

⁴ The Building Regulations 2010 Approved Document, Part F Ventilation 2021 & Part O Overheating 2021

will be protected. Therefore, it is considered that there are no acoustics related reasons that the site should not be permitted.

We would be pleased to discuss the contents of the Acoustic Assessment and this note as needed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Dursley', with a long horizontal flourish extending to the right.

Lee Dursley
Associate Director