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Gatehouse Farm Condition 19

Denton Homes Ltd have appointed Acoustic Consultants Ltd to address the requirements of planning condition 19 for the proposed residential development at Gatehouse Farm. The condition states:

19. Prior to the occupation of any dwelling, a report, by a suitably qualified practitioner, confirming that all recommendations outlined in the Noise Impact Assessment [Acoustic Consultants Ltd Report Reference 11300/DO] have been implemented, shall be submitted, and approved in writing by the Local Planning Authority, and all measures shall be thereafter maintained.

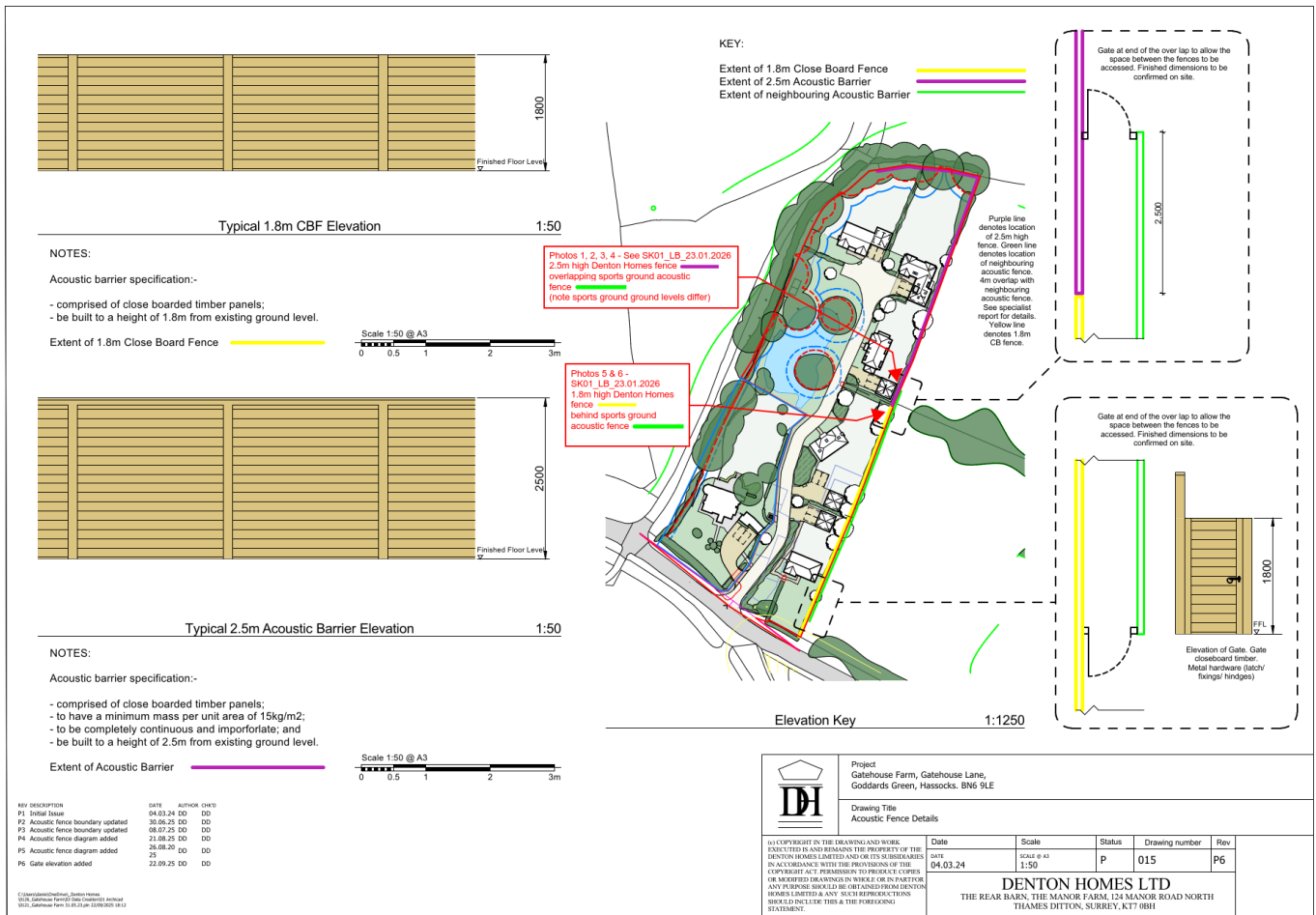
Acoustic Consultants Ltd are suitably qualified acoustic consultants as a member organisation of the Association of Noise Consultants and the author of this technical note is a Member of the Institute of Acoustics.

This condition relates to report 11300/DO issued by Acoustic Consultants Ltd to address changes to the proposed acoustic barrier between the site and the adjacent Burgess Hill Sports Facility which also included an acoustic barrier adjacent to the site boundary.

The requirement of the report was that the acoustic barrier installed on the Denton Homes site was to be 2.5m in height and overlap the Burgess Hill Sports Centre barrier by 4 metres, or twice the distance between the two fence lines (whichever is greater).

The barrier behind the Burgess Hill barrier could be removed (although retaining this barrier would have no adverse effect).

The following information provided by Denton Homes evidences that the requirements for the acoustic fence as stated above and in the Acoustic Consultants Ltd report are met and, as such, the requirements of planning condition 19 are achieved.





SK01/LB/23.01.2026 - Site Record Photos Gatehouse Farm

Refer to drawing 015 Revision P6 for location



Photograph 1
Denton Homes 2.5m high
acoustic fence



Photograph 2
Denton Homes 2.5m high
acoustic fence



Photograph 3
Denton Homes 2.5m high
acoustic fence



Overlap of Denton
2.5m with
neighbouring fence

Photograph 4
Denton Homes 2.5m high
acoustic fence



Photograph 5
Denton Homes 1.8m high fence



Photograph 6
Denton Homes 1.8m high fence

The Local Planning Authority have also requested that the previous version of the condition (prior to variation) is addressed. This states:

19. Prior to the occupation of any dwelling, a report, by a suitably qualified practitioner, confirming that all recommendations outlined in the Noise Impact Assessment [KP Acoustics Report 27779.NIA.01 Rev B] have been implemented, shall be submitted, and approved in writing by the Local Planning Authority, and all measures shall be thereafter maintained.

The referenced KP Acoustics Ltd report includes advice on the noise control to dwellings as well as on the extend of the acoustic barrier. It is assumed that the recommendations regarding the acoustic fence are not required to be addressed as this is addressed separately in the current version of the planning condition.

Recommendations relating to external noise control are set out in sections 6 and 7 of the KP Acoustics report. The following sets out their recommendations and the evidence of compliance provided by Denton Homes Ltd.

Non-Glazed Elements

The assumed external wall of the buildings stated in the KP Acoustics Ltd report is as follows:

Element	Octave band centre frequency SRI, dB					
	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz
Brickwork Cavity Wall	41	43	48	50	55	55

Table 6.1 Assumed sound reduction performance for non-glazed elements

It is noted that this is an assumption and not a recommendation in the Noise Impact Assessment. The image below shows that the external walls are of cavity wall construction.



Glazed Elements

The minimum sound reduction indices for windows, as stated in the KP Acoustics Ltd report is as follows:

Elevation	Octave band centre frequency SRI, dB						$R_w(C;C_{tr})$, dB
	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	
All elevations	24	20	25	34	37	35	31(-2;-4)

Table 6.2 Required glazing performance

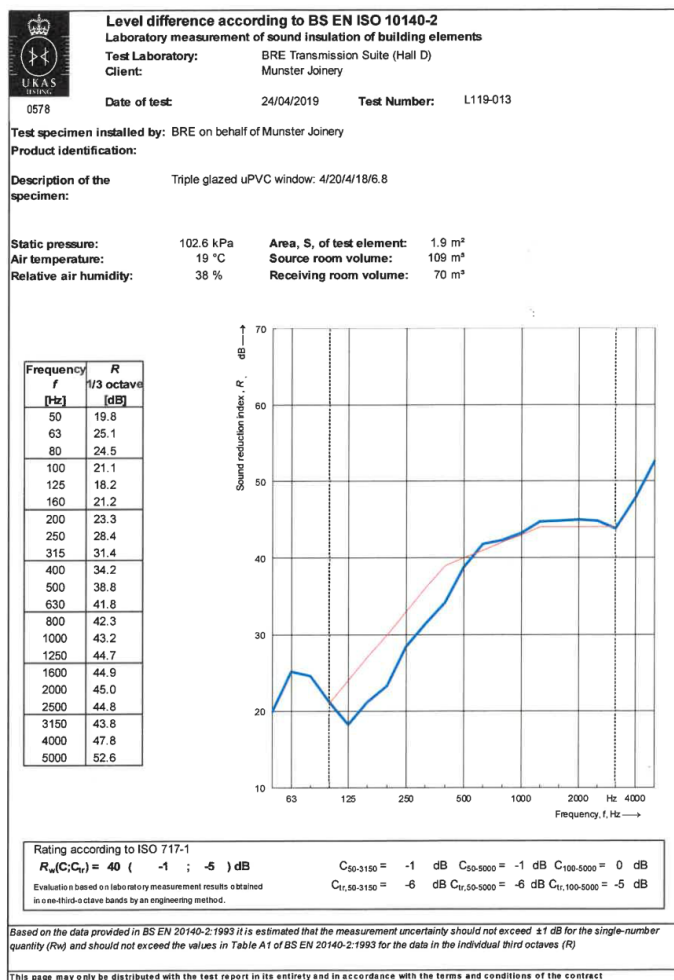
The report goes on to say:

The above glazing specification should be possible with conventional 4/12/4mm double glazing, however the nominated supplier should verify that their proposed window system meets the attenuation figures shown at each centre frequency band as shown in Table 6.2.

The installed glazing includes two triple glazed systems. The performance for each is as follows:

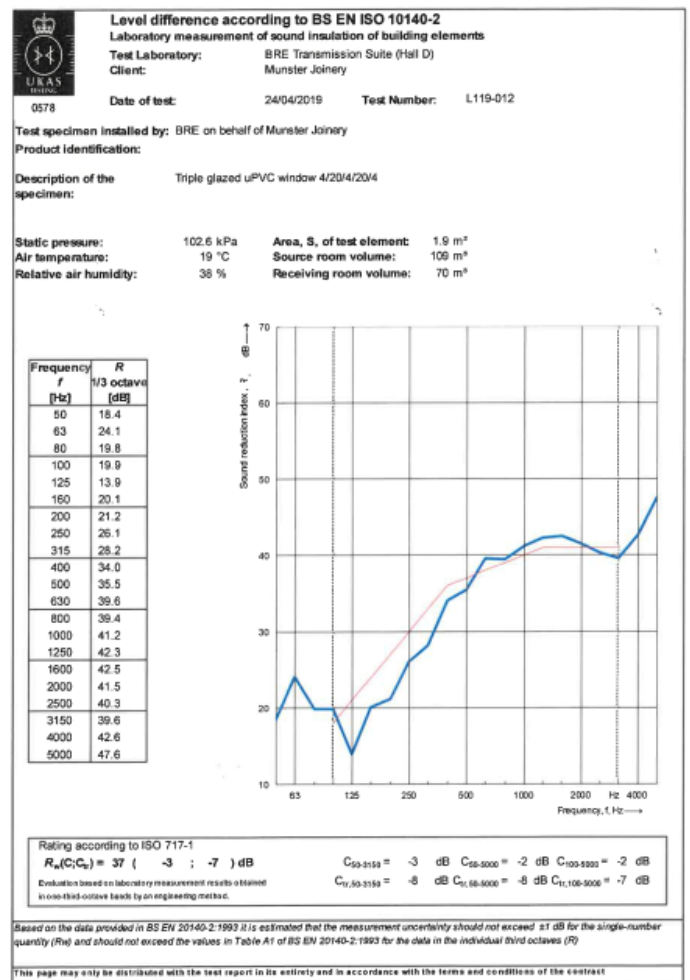
Munster Joinery Ltd Sound insulation testing of double & triple glazed window systems in accordance with BS EN ISO 10140-1:2010 BS EN ISO 10140-2: 2010

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Munster Joinery Ltd Sound insulation testing of double & triple glazed window systems in accordance with BS EN ISO 10140-1:2010 BS EN ISO 10140-2: 2010

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From the data provided the following octave band sound reduction indices have been determined along with the required sound reduction indices of the KP Acoustics Ltd Report.

Window Type	125	250	500	1000	2000	4000	Rw	Rw+Ctr
Installed Triple Glazed uPVC Window: 4/20/4/18/6.8	20	26	37	43	45	47	40	35
Installed Triple Glazed uPVC Window: 4/20/4/20/4	17	23	36	41	41	42	37	30
Recommended Double Glazed uPVC Window: 4/12/4	24	20	25	34	37	35	31	27

The installed glazing does not achieve the required sound reduction in the 125Hz octave band but exceeds the required sound reduction in all other octave bands, the single figure Rw value and the single figure value corrected for road traffic Rw+Ctr.

It is also noted that the glazing installed is more substantial than that proposed.

On this basis, we would consider the noise control requirements for the glazing to be achieved.

Ventilation

Recommendations in the KP Acoustics Ltd report for ventilation provision to control external noise is as follows:

Based on the noise levels measured on site, appropriate ventilation systems are outlined in Table 7.1 below in order to ensure the internal noise environment is not compromised.

Ventilation System	Whole Dwelling Ventilation	Extract Ventilation
ADF System 1	Trickle vents providing a minimum performance of 23dB $D_{n,e,w}$	Intermittent extract fans
ADF System 3	Continuous mechanical extract (low rate) and trickle vents for supply providing a minimum performance of 23dB $D_{n,e,w}$	Continuous mechanical extract (high rate) with trickle vents providing inlet air
ADF System 4	Continuous mechanical supply and extract (low rate)	Continuous mechanical supply and extract (high rate)

Table 7.1 Ventilation systems

Denton Homes Ltd have informed us that ADF System 4 has been installed within each dwelling and therefore this recommendation has been implemented.