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7 November 2025

Mr Joseph Swift
Mid Sussex District Council
Oaklands Rd
Haywards Heath
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Dear Josphe

**RE: DM/25/1986 PHASE 1C, BURGESS HILL NORTHERN ARC
ENVIRONMENTAL NOISE ASSESSMENT – ProPG APPRAISAL**

Thank you for your comments on our Environmental Noise Assessment report (“ENA”), dated 20th July 2025, which was presented to support the reserved matters application. In response, and noting the acceptance-in-principle of the technical design solutions, I hope that the following information will clarify the consideration given to the ProPG document and the advice offered therein. Please read this letter alongside the aforementioned technical report.

The ENA sets out the principles of the ProPG document, and the two stage approach to design.

The first is an initial noise risk assessment of the proposed development site, to identify the likely risk of adverse effects with no acoustic protection added to the design. Table 4.3 of our report quantifies the numerical thresholds for different risk factors. In Appendix 1 of this letter, I have highlighted the individual plots which fall into each of the three risk categories:

No shading, Negligible Risk
Light Orange, Low Risk
Dark Orange, Medium Risk

It can be seen that areas covered by approximately 8% of the houses and one of the apartment blocks fall into the ‘Medium Risk’ category. Mindful that the previous reserved matters applications within the wider development have already been approved, the advice of the ProPG document for this category is as follows

“the application may be refused unless a good acoustic design process is followed and is demonstrated..”

That process is described in the ENA, and clarified in the paragraphs below.

Thereafter, an area covering approximately 75% of the houses and the remaining apartment blocks fall into the 'Low Risk' category, for which the advice is:

"the site is likely to be acceptable from a noise perspective provided that a good acoustic design process is follows".

The remaining areas fall into the 'Negligible Risk' category, describe as:

"the development site is likely to be acceptable from a noise perspective, and the application need not normally be delayed on noise grounds."

Since some parts of the site fall into the Medium Risk category, as was intimated in the ENA, a ProPG Stage 2 design assessment has been followed. The section below outlines how the hierarchy has been applied and how the scheme has been designed to achieve compliance with guidance.

Stage 2: Element 1 – Good Acoustic Design Process

Planning applications for new residential development should include evidence that the following aspects of good acoustic design have been properly considered:

- (i) Check the feasibility of relocating, or reducing noise levels from relevant sources.
- (ii) Consider options for planning the site or building layout.
- (iii) Consider the orientation of proposed building(s).
- (iv) Select construction types and methods for meeting building performance requirements.
- (v) Examine the effects of noise control measures on ventilation, fire regulation, health and safety, cost, CDM (construction, design and management) etc.
- (vi) Assess the viability of alternative solutions.
- (vii) Assess external amenity area noise.

The siting of residential parcels was set out at the Outline Planning Application. An acoustic assessment (by others) had supported the OPA, and had demonstrated that residential uses could be delivered in this location without need for additional acoustic mitigation.

That notwithstanding, the positioning and orientation of the houses within the medium risk areas have been designed with blank brick facades fronting onto Isaacs Lane, or with windows limited to smaller secondary windows serving the rooms.

The following paragraphs will clarify the detail of the ENA, showing how the detailed design elements will ensure an appropriate amenity inside and outside all properties.

Stage 2: Element 2 – Internal Noise Level Guidelines

Element 2 of the process is to demonstrate how acceptable noise levels can be provided within the building. For reference, the target values of Table 4 in BS8233:2014 are deemed to be acceptable for anonymous sources such as road traffic.

The ENA report confirms the façade construction required across all plots, sufficient to attenuate the external noise to these values internally. The required standard of glazing is modest, as demonstrated in the Appendix of the ENA. In summary, a standard double glazed unit (4/16/4 configuration) is acceptable throughout.

It is understood that, in the initial concept design, all apartments are served by MVHR units, and therefore do not require trickle ventilators to achieve ‘whole dwelling ventilation’ in accordance with Approved Document F. The acoustic loss through the MVHR system (from outside to inside) is far greater than that required to achieve the BS8233 target levels. Acoustically, therefore, the provision of MVHR units will not impact the sound insulation performance of the building façade.

The houses would, by default, be naturally ventilated. Any trickle ventilators in habitable rooms would be selected with a performance of 35 dB $D_{n,e,w}$, to sustain the performance of the glazing above.

In respect of overheating ventilation, the usual approach is to adopt an ‘open window’ strategy. Figure 6.1 of the ENA identifies the facades of the dwellings where external noise would preclude this default solutions. At the detailed design stage, Energy Assessors will determine which (if any) bedrooms on these elevations require overheating mitigation. Where these rooms overlap, an alternative solution will be designed. This may be an enhancement to the MVHR units (for the apartments), individual purge fans or passive acoustic ventilation grills. Whilst this issue is principally a matter for the Building Control department, any planning related concerns could be simply covered through condition.

Stage 2: Element 3 – External Amenity Area Noise Assessment

The ENA discusses the noise levels in external amenity areas and demonstrates that, with the provision of the 1.8m high close boarded fences (as indicated on the Site Plan), levels will meet the preferred criteria in all external amenity areas (houses and apartment balconies), other than the Block C apartments. Here, balconies may experience levels up to 61 dB(A).

It is possible to mitigate the noise in part, by ensuring that balcony screens are solid, and sealed to the structure along the bottom edge and perimeter. Whilst this form of detailing could be incorporated into the Block C designs, it is noted that such measures would have limited benefit only.

The ENA discussed the limited scope of the guideline noise levels and concluded that, given the specific advice of Para 7.7.3.2 of BS8233:2014, the residual noise levels on these balconies should accepted (ref. Para 5.12 – 5.13 of the ENA)

It is further noted that, in accordance with the BS8233 guidance, there will be common external amenity areas on the site, namely the Eastern Parkland, which will offer quiet areas for the enjoyment of residents.

Stage 2: Element 4 – Assessment of Other Relevant Issues

4(i) compliance with relevant national and local policy

The scheme is designed to achieve an acoustic amenity level which avoids or otherwise minimises adverse impact – the Lowest Observed Effect Level. This is in accordance with the overriding objectives of the NPPF, NPSE and local policy.

4(ii) Magnitude and extent of compliance with ProPG

Whilst there has been limited opportunity to alter the site plan at this stage of the development, the design of the façade construction, the provision of ventilation and the application of boundary treatments will achieve noise levels which can be accepted under the related guidance.

4(iii) Likely occupants of the development

The scheme represents a traditional residential development, and there is no indication of particular groups within the likely cohort which would require special attention.

4(iv) Acoustic design v unintended adverse consequences

The design of the scheme does not include remedial elements which are likely to have any obvious adverse consequences. Windows will remain openable if preferred, and acoustic screening is limited to a reasonable 1.8m height.

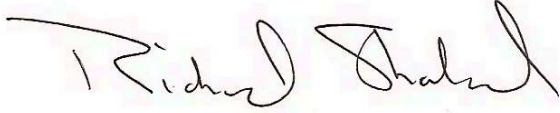
The detailed design of the scheme includes mechanical ventilation units for the apartments, and it is possible that consideration of ADO overheating ventilation could result in mechanical units in the houses. The noise from all fan units will be design (and attenuated as necessary) to achieve the noise limits recommended in Approved Document O and the ANC Acoustic Ventilation and Overheating Guide.

Finally, it is noted that, as development progresses, and future stages are brought online, the noise environment along Isaacs Lane (affecting all adjacent properties) should improve through the imposition of controls to restrict vehicular speeds.

In conclusion, it is reiterated that all of the acoustic measured proposed by the ENA and this letter, in respect of the façade construction, means of ventilation and amenity area treatments, will result in a scheme which would be considered to be acoustically acceptable.

I trust that this clarification will be helpful, but if there are any further queries, I would be very happy to liaise with the Environmental Team directly to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Sharland'. The signature is fluid and cursive, with a large initial 'R' and a stylized 'S'.

RICHARD SHARLAND
MA(Cantab) MSc CEng MIOA

APPENDIX 1 – PREDICTED FAÇADE NOISE LEVELS

PLOT	DAYTIME L _{Aeq} dB(A)		NIGHT-TIME L _{Aeq} dB(A)		NIGHT-TIME L _{Amax} dB(A)	
	FRONT	REAR	FRONT	REAR	FRONT	REAR
1	56	41	53	41	68	58
2	56	38	53	37	68	55
3	56	37	53	36	68	53
4	56	40	53	39	69	55
5	56	37	52	36	68	53
6	55	39	52	38	68	55
7	43	40	36	41	53	57
8	33	41	34	44	51	61
9	34	43	33	46	50	62
10	42	43	40	46	57	62
11	42	42	40	45	57	61
12	50	45	47	47	62	62
13	60	53	57	54	73	70
14	55	43	52	49	67	65
15	54	44	50	46	66	62
16	51	42	48	44	64	60
17	44	43	42	45	56	61
18	36	42	35	42	52	60
19	33	41	33	41	50	57
20	33	40	33	42	51	58
21	46	38	43	39	57	55
22	49	41	47	43	62	59
23	47	42	45	46	61	61
24	52	43	49	49	65	65
25	60	53	57	54	73	70
26	59	52	56	52	72	68
27	48	43	46	48	60	64
28	48	42	46	47	62	63
29	45	44	38	42	59	58
30	33	41	31	42	48	58
31	33	41	33	43	50	59
32	52	38	48	39	64	55
33	52	44	48	44	64	59
34	53	44	49	47	65	64
35	59	51	56	53	72	68
36	40	32	40	33	56	51
37	36	33	37	32	53	50
38	39	33	40	32	54	50
39	40	36	39	32	53	50

PLOT	DAYTIME L _{Aeq} dB(A)			NIGHT-TIME L _{Aeq} dB(A)		NIGHT-TIME L _{Amax} dB(A)	
	FRONT	REAR		FRONT	REAR	FRONT	REAR
40	43	32		40	32	59	50
41	40	32		36	31	52	50
42	36	34		37	32	52	50
43	37	39		36	36	52	50
44	45	33		39	36	56	49
45	38	33		37	33	55	50
46	40	35		39	35	55	50
47	33	34		35	34	53	50
48	32	35		32	34	52	50
49	31	35		33	36	51	53
50	31	37		33	38	51	54
51	31	35		32	37	50	53
52	31	38		31	37	50	53
53	31	35		31	36	50	51
54	45	34		41	36	57	53
55	46	36		42	38	58	54
56	49	38		44	39	60	55
57	51	36		47	39	62	55
58	44	34		41	35	57	53
59	35	34		36	31	50	51
60	35	29		34	32	51	52
61	34	31		34	33	50	52
62	34	31		34	32	50	52
63	34	31		32	33	49	53
64	34	31		35	33	49	53
65	35	31		34	35	50	54
66	35	34		33	36	49	54
67	43	34		41	33	58	52
68	41	34		38	36	59	55
69	41	34		38	34	58	51
70	41	36		38	36	58	50
71	40	33		38	33	58	50
72	40	37		38	34	58	51
73	40	33		37	33	58	50
74	39	33		37	34	58	50
75	39	33		37	34	58	50
76	38	39		37	39	57	55
77	38	33		37	37	57	51
78	37	39		36	41	57	56

PLOT	DAYTIME L _{Aeq} dB(A)		NIGHT-TIME L _{Aeq} dB(A)		NIGHT-TIME L _{Amax} dB(A)	
	FRONT	REAR	FRONT	REAR	FRONT	REAR
128	54	47	51	48	67	65
129	54	47	51	48	66	65
130	53	47	50	48	66	64
131	53	46	49	48	65	64
132	52	46	48	48	64	64
193	37	46	36	46	56	61
194	33	46	35	46	55	62
195	35	46	36	46	56	62
196	35	45	35	46	55	62
197	37	47	36	47	56	62
198	35	46	37	47	57	63
199	34	47	37	47	57	63
200	36	47	37	48	57	64
201	36	48	37	48	57	64
202	37	48	38	48	58	64
203	37	48	38	48	57	64
204	38	48	38	48	57	64
205	34	48	36	49	56	64
206	34	48	36	49	56	65
207	38	48	38	49	57	65
208	37	48	37	48	57	65
209	40	48	39	49	58	65
210	38	48	36	49	56	65
211	39	48	38	48	57	65
212	53	46	48	47	64	63
213	41	37	39	39	58	59
214	41	38	41	42	56	62
215	37	37	37	42	54	62
216	41	36	40	41	57	62
217	38	36	38	40	55	60
218	41	39	39	42	59	63
219	42	39	40	41	60	62
220	40	36	39	40	56	60
221	41	34	41	40	57	61
222	40	34	39	40	56	61
223	42	36	40	40	58	60
224	43	40	40	42	59	63
225	42	40	40	41	60	61
226	41	36	41	40	57	60
227	43	34	41	40	59	61
228	42	34	42	41	58	62
229	42	38	42	41	59	61

PLOT	DAYTIME L _{Aeq} dB(A)			NIGHT-TIME L _{Aeq} dB(A)		NIGHT-TIME L _{Amax} dB(A)	
	FRONT	REAR		FRONT	REAR	FRONT	REAR
230	43	39		42	42	60	63
231	45	40		44	42	65	62
232	42	37		42	40	60	61
233	42	35		42	42	59	62
234	42	38		41	43	59	63
235	45	42		43	44	61	62
236	46	40		40	43	59	63
237	61	54		55	52	73	71
238	53	47		50	47	66	65
239	52	47		49	44	65	63
240	52	44		48	41	64	59
241	43	48		39	47	57	65
242	44	49		38	47	57	65
243	52	49		45	48	63	65
244	61	51		54	49	72	67
245	61	54		53	52	71	70
246	50	50		44	49	62	66
247	62	52		54	50	72	68
248	49	41		45	40	63	58
249	50	40		46	38	64	56
250	50	40		47	38	64	56
251	51	40		47	38	63	56
252	42	38		38	38	57	58
253	46	38		40	38	58	58
254	47	38		39	41	57	61
255	46	41		41	43	59	63
256	47	41		44	39	63	56
257	47	41		44	38	64	56
258	47	43		44	39	63	58
259	47	44		44	40	63	59
260	47	43		44	43	63	59
261	48	44		44	43	63	62
262	48	48		45	47	64	65
263	54	50		48	48	66	65
264	60	48		53	45	71	63
265	59	42		52	41	69	60
266	58	41		51	41	69	60
267	54	40		48	39	66	58
268	53	40		48	40	65	58
269	49	38		45	39	63	58
270	51	39		45	39	62	59

		DAYTIME L _{Aeq} dB(A)			NIGHT-TIME L _{Aeq} dB(A)			NIGHT-TIME L _{Amax} dB(A)		
Block	Elevation	GF	1F	2F	GF	1F	2F	GF	1F	2F
A	NE	38	38	39	36	36	37	56	56	57
	NW	45	46	46	42	42	42	58	58	58
	SE	44	43	43	41	40	40	60	59	61
	SW	47	48	48	45	45	45	62	61	61
B	N	34	38	40	31	34	36	48	50	53
	E	35	36	38	31	32	35	48	49	53
	S	47	48	48	43	44	44	60	61	61
	W	42	45	46	38	41	42	54	57	58
C	N	58	57	57	55	54	54	70	70	70
	E	50	49	49	47	45	45	62	61	61
	S	57	57	57	54	54	54	70	70	69
	W	61	60	60	58	57	57	73	73	73
AR APT	NE	43	43	40	40	40	38	59	58	59
	NW	48	48	48	45	45	45	60	60	60
	SE	44	43	45	42	41	43	63	62	64
	SW	46	46	47	42	42	43	61	60	61