

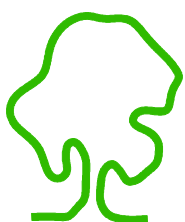
WOODSIDE GRANGE



WOODSLANDS ROAD, HAS SOCKS, BN6 8EX

Noise Management Plan

April 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	909/WoodsideGrange/NMP
Date	April 2026
Client	Neil Pike Architects
Report type	Noise Management Plan
Purpose	Planning
Revisions	
Prepared by	Xanthe Lyford BSc (Hons)  Signed
Approved by	Malcolm McKemey Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

**WOODSIDE GRANGE,
WOODSLAND ROAD, HASSOCKS, BN6 8EX**

Noise Management Plan

April 2026

Revision No.	Date	Originator	Checker	Company Approver	Description of Changes
1	April 2026	Xanthe Lyford	Malcolm McKemey	Roger Pike	-

1. SITE DETAILS

- 1.1 Site name: Woodside Grange
- 1.2 Site Address: Woodlands Road, Hassocks, West Sussex, BN6 8EX

2. WHO IS THE PLAN FOR

- 2.1 The plan is for Roger Pike, Neil Pike Architects, the Environment Agency and the site manager/owner.

3. DOCUMENT OWNER

- 3.1 The Document Owner is Neil Pike Architects
- 3.2 The Document Author is Xanthe Lyford BSc (hons).

3.3 List of revisions

Revision No.	Revision authorised by	Date Submitted to the Environment Agency	Revision owner

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WOODSIDE GRANGE, WOODSLAND ROAD, HASSOCKS, BN6 8EX

Noise Management Plan

April 2026

1. INTRODUCTION

1.1 Site description

The site comprises a plot of land currently used as the garden of an existing house (to remain) with a parking area, garage, tennis court and swimming pool, which is to remain as a neighbouring residence. The site is bordered to the north and east sides by the Taylor Wimpey housing estate, to the south by farmland and to the west by the London to Brighton railway line. The site location is largely rural residential.

The site is to be developed (excluding the existing house, pool, tennis court and garage) for use as two two-story residential properties, situated to the east of the existing pond, Pond Cottages and a separate application for a five-bedroom single story dwelling with disabled access and a swimming pool to the north of the site, Pavilion Bungalow.

1.2 Maintenance and review of the NMP

Maintenance and review of the NMP will be the responsibility of the site project manager, to be appointed in due course.

The plan will be stored at the offices of Neil Pike Architects, with a copy kept by the site manager/owner on site.

1.3 Relevant sector guidance on which the NMP is based.

The relevant sector guidance on which the NMP is based comprises:

Environment Agency NMP Template (V1 2022)

Environment Agency Noise and Vibration Management: environmental permits (2022)

Method implementation documentation (MID) for BS 4142 (2023)

2. RECEPTORS

2.1 The sensitive receptors (proposed residents) and the distances from the noise sources are given in Table 2.1 below and the locations are shown on Figure 1.

TABLE 2.1

No.	Receptors	Nearest noise emitting source	Distance and direction from noise source	Existing potential attenuation to noise
1	Pond Cottages (proposed residents)	Railway line to the west	75 m west of the residences	Trees on the side of the railway and onsite.
2	Pavilion Bungalow (proposed residents)	Railway line to the west	30 m west of the residence	Trees on the side of the railway and onsite.

3. NOISE SOURCES AND PROCESSES

3.1 Noise Impact Assessment (NIA) conclusions:

The Noise Policy Statement for England (NPSE) states that sustainable development should:

- i. Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- ii. Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- iii. Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

It should be acknowledged that the proposed work is intended to be beneficial for the local area and provide additional residences. The nature of the proposed work will inevitably create some noise. However, the work will only take place during normal business hours (08:00 – 16:30 hrs Monday – Saturday) and no night work is proposed.

The World Health Organisation (WHO) recommends no more than 30 dB_(A) L_{(A)eq} to permit restful sleep. The same night-time guideline is given in BS 8233:2014. Night-time is classed as 23:00 - 07:00 hours. The permitted maximum daytime internal L_{(A)eq} is given as 35 dB_(A) in the British Standard (BS).

The January 2024 Noise Impact Assessment predicts some adverse impacts at the residences from the neighbouring railway line. The noise impacts will be mitigated by the installation of standard thermal double glazing which will provide attenuation of 35 dB, however, opening the windows to allow cooling will only provide 12-15 dB of

attenuation and powered acoustic ventilation has been suggested to provide cooling whilst maintaining a noise level to within the BS and WHO recommended levels in the dwellings.

Noise impacts will be partially attenuated by the non-continuous nature of the railway usage.

The adverse impacts may be reduced by:

- i. Increasing the amount of vegetation along the boundary with the railway. This could reduce the noise impact from the treatment compound by a further 2 - 3 dB_(A).
- ii. Using the quietest available ventilation equipment in the proposed dwellings.

3.2 Noise Sources

The noise sources comprise trains on the railway line to the west of the proposed dwellings and ongoing construction work at the Taylor Wimpey site to the east. The noise sources are listed plus their locations, and noise emissions are given in Table 3.1 below:

TABLE 3.1
NOISE SOURCES

Source of noise	Location	Sound Power Level (dB _(A))	Sound Pressure Level @10 m (dB _A)
London to Brighton mainline railway track (every 20 minutes)	30-75 m west of the proposed dwellings	-	85 - 90
Plant noise at the neighbouring Taylor Wimpey Site (temporary)	100 + m east of the proposed dwellings	110	80 - 100
Blauberg Aeris Mini-White internal ventilation system	In dwellings	-	21 - 31

3.3 Overview of noise processes and emissions.

The processes that will emit noise will be as follows:

- i. Noise from the neighbouring railway lines up to 90 dB_(A) at 10 m from source, approximately every 20 minutes.
- ii. Noise from the plant at the neighbouring Taylor Wimpey site (still under construction) including crushers, excavators and transport of materials. It

should be noted that this noise is temporary as the construction phase of the development is well underway.

- iii. The internal ventilation system at the dwellings is to be Blauberg Aeris Mini-White with a sound pressure of up to 31 dB_(A) at 3 m, due to the use of standard thermal double glazing and standard brick and mortar construction of the dwellings providing attenuation. This output falls within the BS and WHO recommended levels for internal noise: daytime - 35 dB_(A), night-time – 30 dB_(A).

See Appendix B for noise details for the data sheet for the Blauberg internal ventilation unit.

Noise emissions will largely come from the railway line. The internal ventilation system will provide suitable cooling during the night-time whilst maintaining suitable noise levels for restful sleep ≤ 30 dB_(A).

The output for the ventilation system should be located high on the walls of the building near to the roof to minimise the impact of the noise produced.

4. CONTROL MEASURES AND PROCESS MONITORING

4.1 Appropriate measures/Best available techniques

To reduce noise impacts to the residential receptors, the chosen model of ventilation system has a quiet noise output. See Table 3.1 above for a list of the noise sources and the ventilation system to be installed in the proposed dwellings.

The chosen model of ventilation system is to be the Blauberg Aries Mini-White.

4.2 Onsite monitoring processes

Initial noise monitoring was carried out at the site in January 2024 with continuous monitoring towards the west of the site, with the microphone 3 m above the ground with a line of sight to the rear facades of the proposed residences and the of the railway line, and additional short-term monitoring at the approximate location of the western facade of the proposed Pavilion Bungalow and Pond Cottages. This established the ambient and background sound levels for the site for use in the BS 4142 Noise Impact Assessment (NIA). The background noise level at the existing site LA90_(A) was recorded at an average of 27.53 dB_(A). See Figure 2 for the locations of the previous noise monitoring.

Onsite processes to ensure impacts do not increase on site are given in Table 4.2 below:

TABLE 4.2

Description of procedure	Procedure	When will this be carried out	Corrective action
Replacing old/faulty equipment	Procurement of new/replacement equipment	When equipment requires replacing	Replace equipment with quieter types, where available
Ensuring any acoustic enclosures on ventilation equipment are kept closed.	Monthly inspection and remedy, if required.	Monthly	Close up enclosures where found to be left open.

Equipment will be replaced when, due to wear or failure, the noise level generated exceeds that for equipment in a good state of maintenance and/or repair.

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FIGURES

- Figure 1: The Site and Residential Receptor Locations
Figure 2: Previous Noise Monitoring Locations.

APPENDIX A

Data sheet for the ventilation system.

AERIS MINI-WHI



ENERGY RECOVERY SINGLE-ROOM VENTILATION UNITS

Air flow: up to 30 m³/h

Heat recovery efficiency: up to 81 %

AERIS MINI-WHI

ENERGY RECOVERY SINGLE-ROOM UNITS

Features

- Arrangement of efficient energy-saving, supply and exhaust, single-room ventilation in flats, houses, cottages, social and commercial premises.
- Protection from outdoor noise.
- Reducing heat losses caused by ventilation due to heat recovery.
- Humidity balance and controllable air exchange create individually controlled microclimate.



Air flow:
up to 30 m³/h
8 l/s



Heat recovery efficiency:
up to 81 %



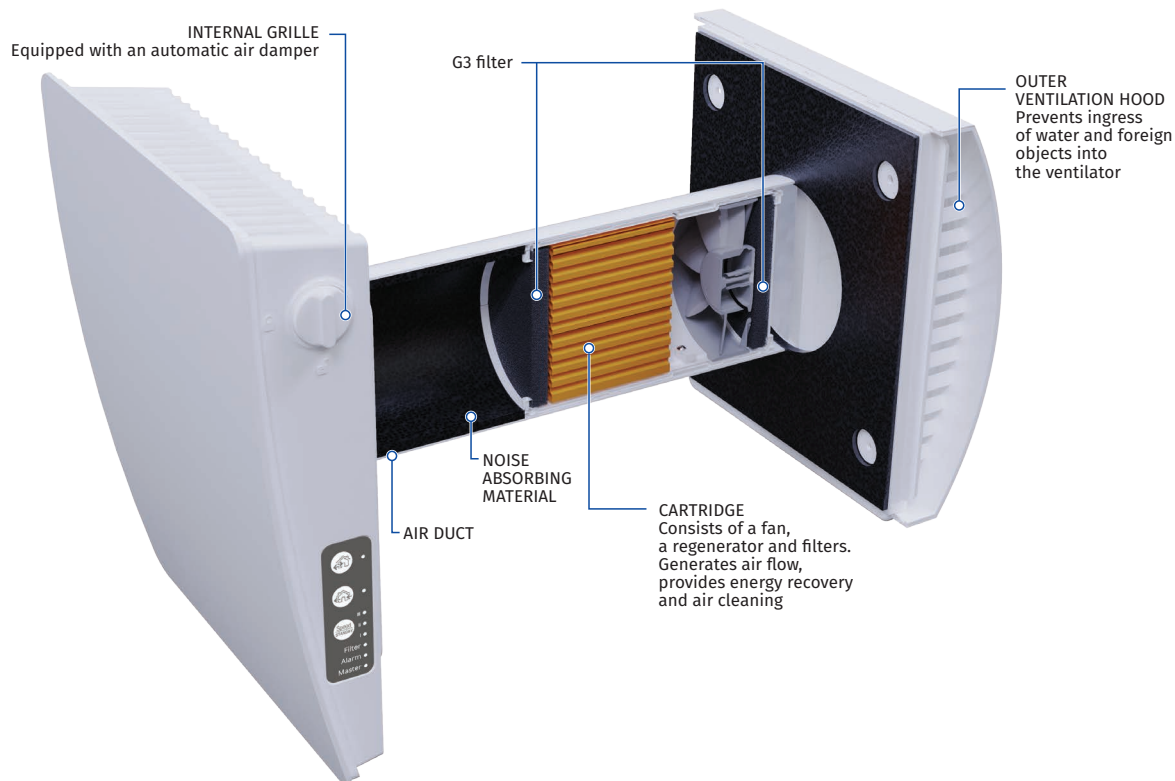
Power: from 2 W
SFP: from 0.96 W/l/s



Noise level:
from 21 dBA



Design



Designation key

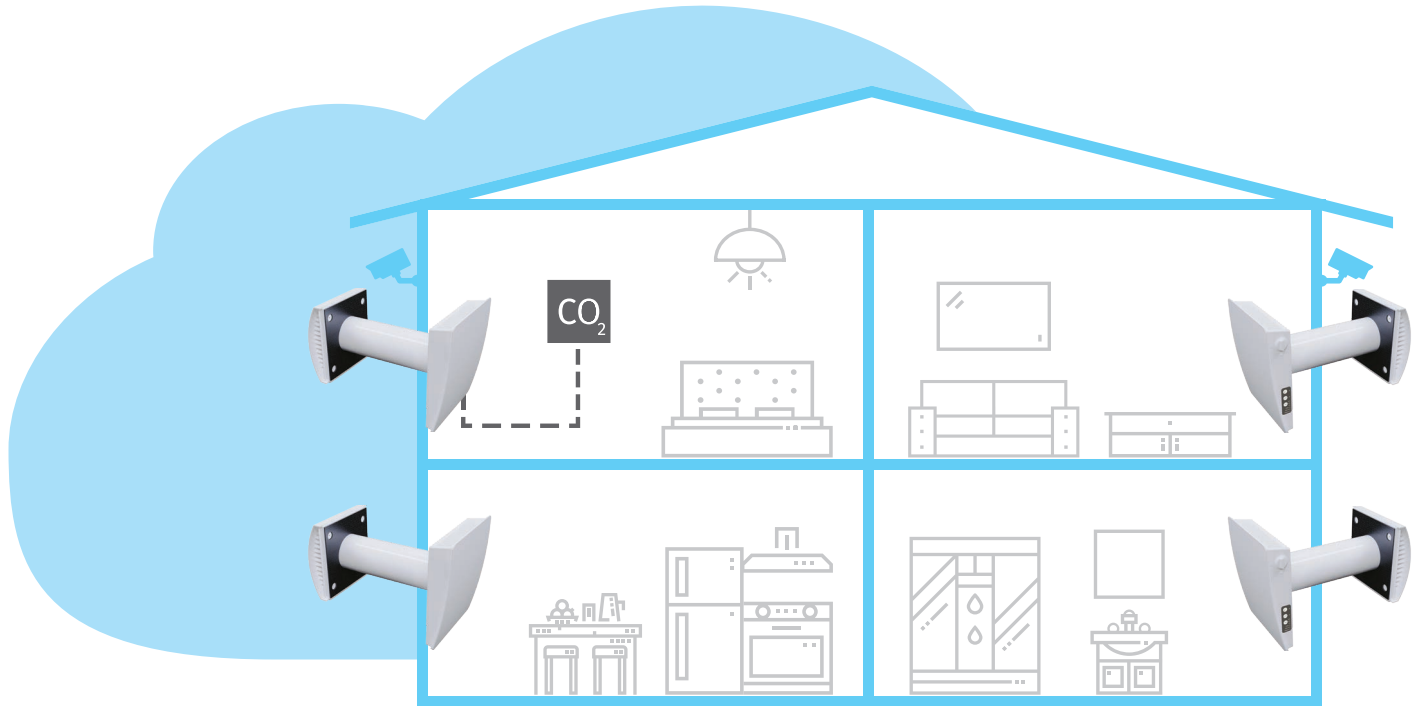
Model	Air duct	Maximum air flow [m³/h]	Ventilation hood type	Control
AERIS MIDI-WHI	A: round air duct	30	S10: plastic hood with a plate with brushed stainless steel effect finish (for standard walls) S: metal hood (for thin walls)	The unit modes are controlled via the sensor control panel located on the casing of the unit and via the remote control.

AERIS MINI-WHI

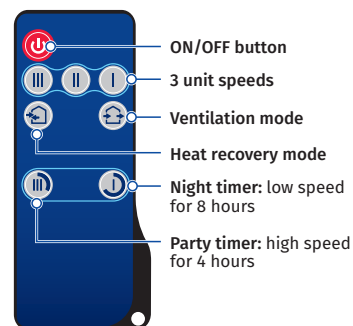
ENERGY RECOVERY SINGLE-ROOM UNITS

Control

- The unit modes are controlled via the sensor control panel located on the casing of the unit and via the remote control



- AERIS MINI-WHI** either can operate as independent unit or can be connected with other units in a house and controlled with a master unit. In this case, only the master unit receives a signal from the remote control.
- Control of the unit operation mode is also performed by means of the sensor control panel located on the unit casing or the remote control.
- It is possible to control all the ventilators simultaneously by connecting them to a single network. In this case, all ventilators (Secondaries) will respond to a signal from the Primary ventilator only.



Operation modes:

- ventilation with energy recovery
- ventilation
- speed switching and ventilator turning off

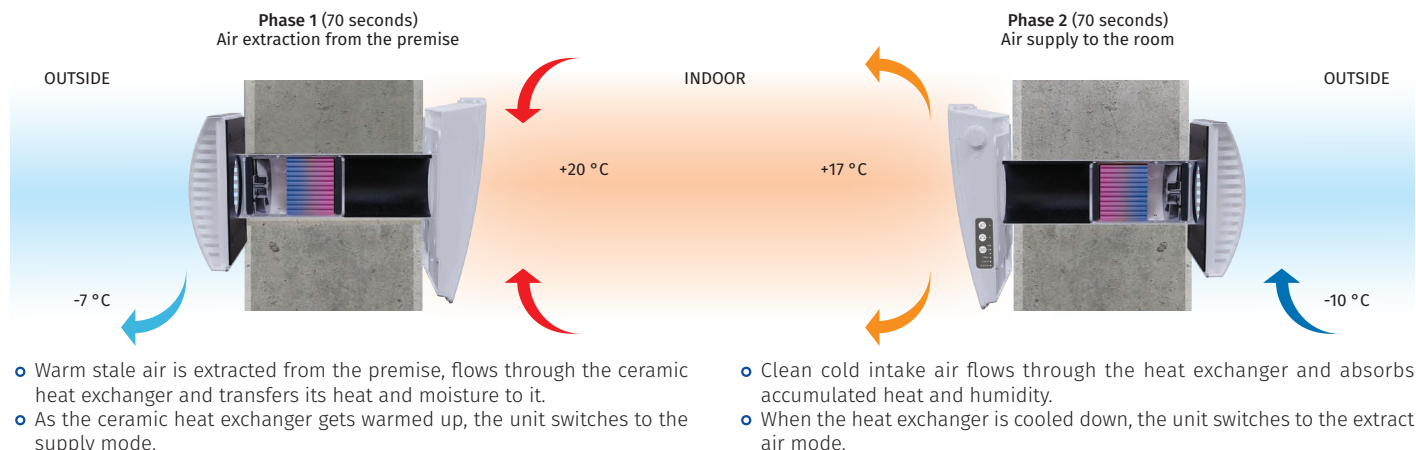


AERIS MINI-WHI

ENERGY RECOVERY SINGLE-ROOM UNITS

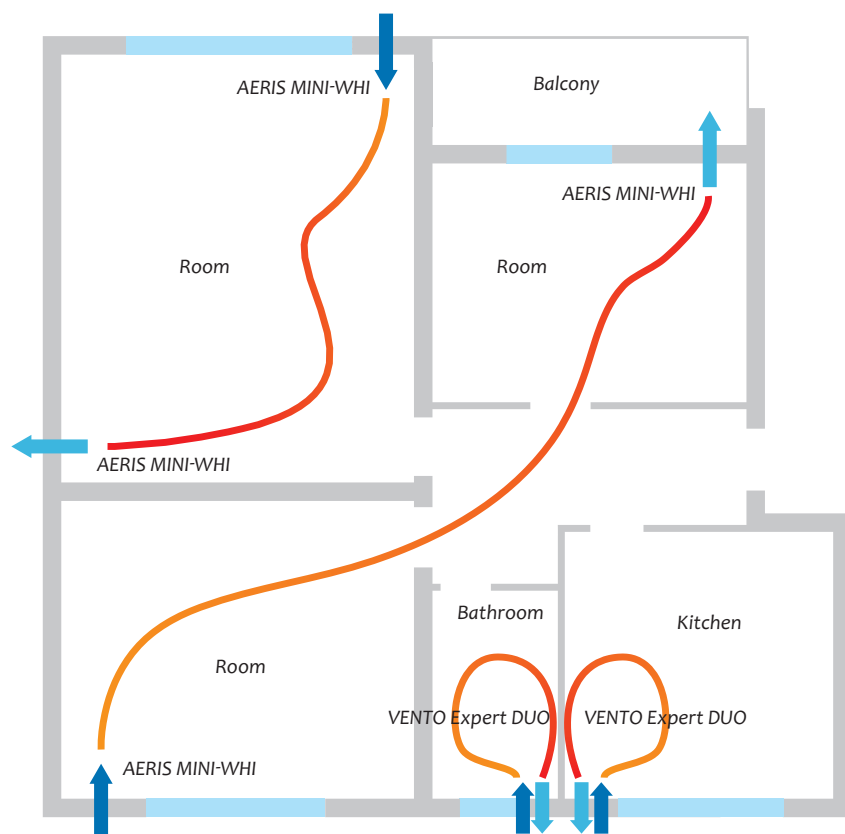
Energy recovery

UNIT OPERATING LOGIC IN WINTER PERIOD



Mounting

- The unit is designed for through-the-wall installation inside a prepared hole in an outer wall of the building.
- The best ventilation solution is pairwise installation of reverse phase synchronized units. Some units ensure supply of fresh air to the room and the other units extract air from the premise. This way the most efficient balanced ventilation is arranged.
- In case of brand new construction, units are mounted in two stages:
 - Pre-installation of an air duct and an outer ventilation hood at the stage of indoor finishing and outer decorative wall finishing.
 - Completion of the installation before commissioning of a house. It includes installation of the indoor unit with controller and shutters, the cartridge, the heat exchanger, the fan and the filters.



Mounting examples

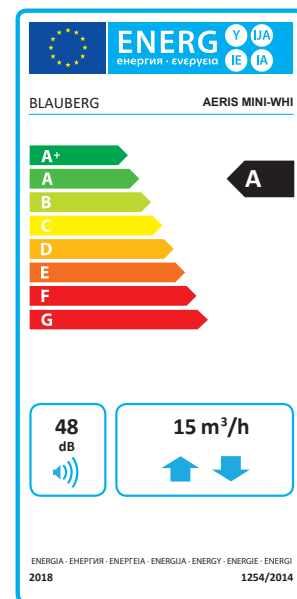


AERIS MINI-WHI

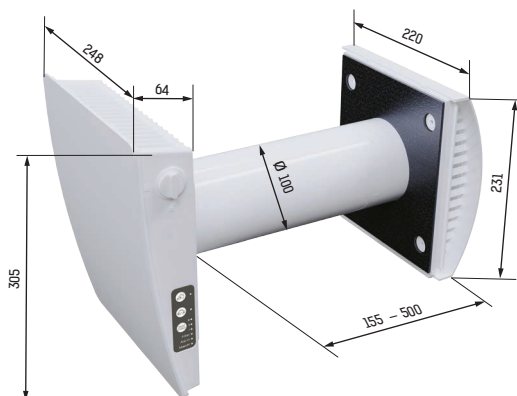
ENERGY RECOVERY SINGLE-ROOM UNITS

Technical data

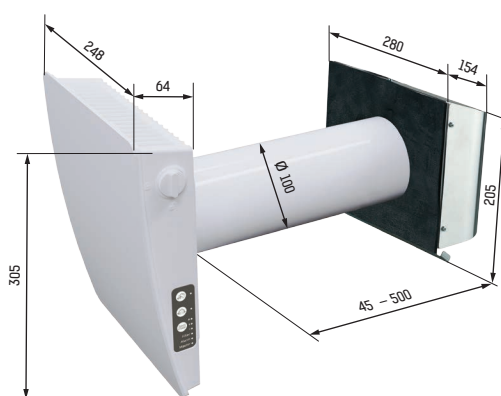
Parameters	AERIS MINI-WHI		
Speed	I	II	III
Unit voltage [V/50 (60) Hz]	100-240 / 50-60		
Power [W]	1.10	2.40	3.80
Current [A]	0.02	0.03	0.05
Air flow in ventilation mode [m³/h (l/s)]	10(3)	20(6)	30(8)
Air flow in energy recovery mode [m³/h (l/s)]	5(1)	10(3)	15(4)
SFP [W/(l/s)]	0.79	0.86	0.91
Transported air temperature [°C]	-15...+40		
Sound pressure level at 1 m distance [dBA]	30	37	40
Sound pressure level at 3 m distance [dBA]	21	28	31
Outdoor sound pressure attenuation in accordance with DIN EN 20140 [dBA]	42		
Heat recovery efficiency in accordance with DIBt LÜ-A 20 [%]	≤ 81		
Classification of the indoor/outdoor air tightness, according to EN 13141-8	D1		
Filter	G3		



Overall dimensions [mm]



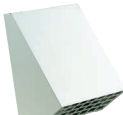
AERIS MINI-WHI


AERIS MINI-WHI
(for thin walls)

AERIS MINI-WHI

ENERGY RECOVERY SINGLE-ROOM UNITS

Accessories

Name		Description
AH-10 colour 100		Plastic outer ventilation hood. Available in colours:  white  black  grey  terracotta  brown  vintage
AH-10 chrome 100		Grey plastic outer hood with a brushed stainless steel cover
AH-S white 100		Grey painted stainless steel outer hood for thin walls
AH-S chrome 100		Polished stainless steel hood for thin walls
AH-8 white 100		White painted aluminium outer hood for cold climate
AH-8 chrome 100		Stainless steel ventilation hood for cold climate
KIT BlauPlast white 100		Kit for angular mounting with white colour grille
KIT BlauPlast chrome 100		Kit for angular mounting with stainless steel outer grille
Duct 100 -500		Round air duct with a diameter of 100 mm and a length of 500 mm with a foam plug
Duct 100 -700		Round air duct with a diameter of 100 mm and a length of 700 mm with a foam plug
Cardboard mounting plate		Cardboard template for indoor installation of the unit

AERIS MINI-WHI

ENERGY RECOVERY SINGLE-ROOM UNITS

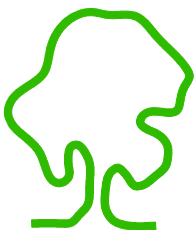
Name	Description
FB-AERIS	 Remote control
CO2-1	 CO ₂ sensor with LED indication and sensor buttons
CO2-2	 CO ₂ sensor
TRF-220/24-1,6 or TRF-120/24-1,6	 Power supply for CO ₂ sensors
FP2 G3	 G3 filter kit (2 pcs.)

Blauberg Ventilatoren GmbH
Aidenbachstr. 52
D-81379 Munich

info@blaubergventilatoren.de
www.blaubergventilatoren.de

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eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk