From: Robert Allen <robert.allen@savills.com>
Sent: 18 July 2025 14:09:11 UTC+01:00
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Subject: Duckmoor Farm Condition 08/09 (DISC/25/0074)
Attachments: EHO response.pdf, RE: 2303710 - Land at Duckmoor, East Billingshurst - Noise Assessment

Hi Mathew,

Hope you are well. Following on from recent correspondence on Condition 08/09, please see below response from Ardent.

This deals with the comments that had been raised on the 2nd of July.

Ardent are reaching out to the EHO direct as well.

Ardent response

> We have received your comments dated 2nd July 2025 relating to the planning application at Duckmoor Farm (application reference DISC/25/0074), regarding the supporting noise assessment prepared by Ardent (reference 2303711_A-ACE-XX-XX-RP-C-0601, dated 18th February 2025). We hope to provide the points of clarification needed to assist in the discharge of 8 and 9.
>
> To provide some background context, in February 2024, Ardent held discussions with Mr Lee Money to agree on an appropriate assessment methodology to support the original planning application (reference DC/24/0768). These discussions helped inform a noise assessment (reference 2303710-R01, dated April 2024), which was supplemented by historic noise survey data obtained from the wider Billingshurst development and a shortened CRTN survey on the A272 close to the development site. This approach was agreed as acceptable by Mr Money.
>
> In the April 2024 report, we carried out an assessment of the noise impact risk during overheating conditions in accordance with AVO Residential Design Guide. The assessment concluded that noise levels place facades across the site within the risk category of *'negligible to low'* for both day and night. AVO Guide starts that the use of opening windows as primary means of mitigating overheating is *'not likely to result in adverse effect'* when the risk is defined as *'negligible to low'.*
>
> Following planning approval, Ardent reengaged discussions with Mr Money (see attached email) and it was agreed that to support the discharge of condition 8 and 9, an updated survey would be carried out and an assessment of noise impact during overheating conditions would be conducted with consideration of with Building Regulations Approved Document O (ADO). As you'll be aware, ADO does not include criterion during the day. Therefore, our most recent noise assessment has not considered the noise impact during overheating events in the day.
>
> In your July 2025 comments, you raised some concerns of noise and overheating for Plots 50 – 59 due to the predicted façade level in the day. The noise contour plots included in the report

provide a 5 dB range to give an indication of what the levels might be across the site. Figure 1 at the end of this email presents the predicted façade levels based on receiver points at 1.5m and 4.0m across the closest façades to the A272. This confirms that the actual predicted façade level is in the region of 51 dB $L_{Aeq,\ 16\ hours}$. Applying the same correction of 15dB for a partially open window, this would equate to an internal level of 36 dB (1 dB exceedance of BS 8233 criteria for daytime resting) during overheating conditions which would typically only occur for short periods during the summer months.

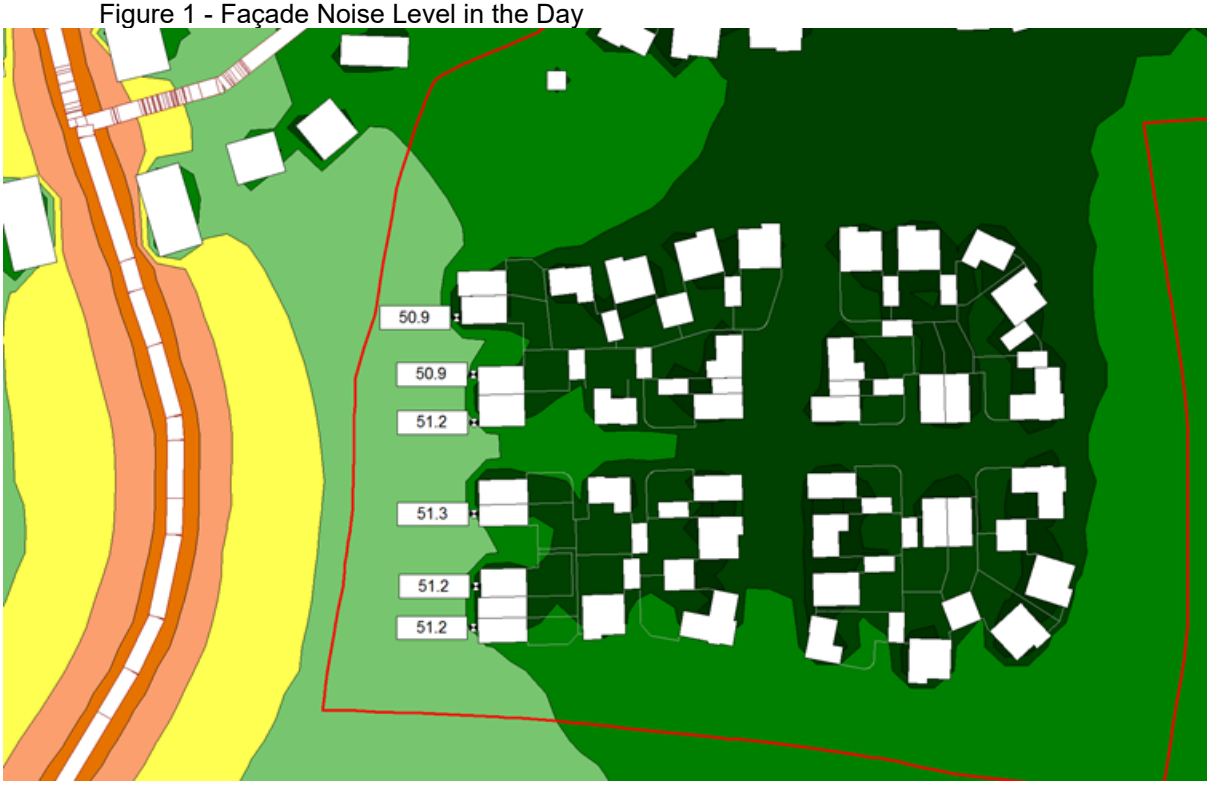
Whist the assessments have identified that there would be no adverse effect for overheating, it's worth noting the Plots 50 - 59 you have identified will be provided with trickle ventilation, to provide background ventilation during normal ambient conditions where windows are closed to meet BS 8233 criteria.

Notwithstanding the above, the AVO guide (Note 8) and BS 8233 states that where development is considered necessary or desirable, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved. Please note that exceedances would only occur during periods of overheating where windows are open.

It is therefore considered that opening windows on the western side of these plots to prevent overheating will not result in adverse effects on future residents.

I trust that the above provides the clarification you require, however I would be happy to discuss the above in more detail as needed.

Figure 1 - Façade Noise Level in the Day



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