

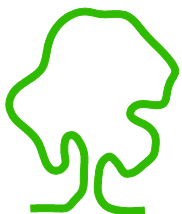
PHILIP WYCHERLY



**CHANCTONDOWN, HORSHAM ROAD,
STEYNING, BN44 3AA**

Noise Impact Assessment

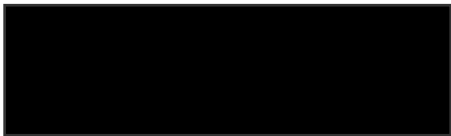
March 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref	884/NJA/Chanctontdown/Noise
Date	March 2026
Client	Philip Wycherley
Report type	Noise Impact Assessment
Purpose	Planning
Revisions	
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

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Noise Impact Assessment

March 2026

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Noise Impact Assessment

March 2026

1. THE SITE AND BACKGROUND

- 1.1. The site lies on Horsham Road (B2135) and comprises of a commercial cattery building, of which the business no longer operates. The remainder of the site consists of a tarmac driveway and soft landscaped green space. Northwest of the site lies the residential dwelling, Chanctondown, and to the south is Chanctonfold Estate, a small scale commercial development where several businesses operate.
- 1.2. The Ordnance Survey reference for the site is TQ 1716 1278. The site area is approximately 0.20 ha and the site elevation is approximately + 24 m OD. See Figure 1 in Appendix A for the site location.
- 1.3. Planning permission is being sought for the conversion of the existing cattery building into a three bedroom residential dwelling. The cattery has ceased operation and is currently used for residential storage. Planning reference DC/25/1994. See Figure 2 in Appendix A for the site plan.
- 1.4. To ensure that the building can be considered suitable for residential occupation without prejudicing the ongoing operations at the nearby business park a noise impact assessment is to be carried out.
- 1.5. A noise impact assessment has been carried out in accordance with Professional Practice Guidance (ProPg): Planning & Noise (May 2017) and with reference to the recommendations given in the *National Planning Policy Framework* (NPPF) March 2024 and *Noise Policy Statement for England* (NPSE) 2010. Reference has been made to the British Standard Guidance on Sound Insulation and Noise Reduction for Buildings (BS 8233:2014) and the World Health Organisation publications Night Noise Guidelines for Europe 2009 and Community Noise Guidelines 1999. The site was initially visited on 20 February and again on 27 February 2026.

2. DEFINITIONS

- 2.1. Noise assessment terms used in the report are defined and described below:

dB_(A) – the unit of noise measurement that expresses the loudness in terms of decibels (dB) weighted by frequency for human sensitivity to sound (A).

$L_{(A)90}$ – A-weighted sound pressure level exceeded for 90 % of the measured time; defined as ‘background noise level’.

$L_{(A)eq}$ – equivalent continuous A-weighted sound pressure level over a given period of time; defined as ‘average noise level’.

$L_{(A)max}$ – equivalent maximum A-weighted sound pressure level over a given period of time; defined as ‘maximum sound level’.

$L_{(A)10}$ – A-weighted sound pressure level exceeded for 10 % of the measured time; a measure frequently referred to relating to traffic noise.

3. THE ASSESSMENT

3.1. The assessment comprised:

- The selection of suitable noise monitoring stations, reasonably representative of the exposure of the proposed receptors.
- The installation of the noise monitoring apparatus for suitable monitoring periods.
- Additional short-term noise monitoring around the site.
- General observations of factors affecting noise around the site.
- A review of the results of the monitoring.
- Recommendations regarding noise attenuation options, where indicated.

3.2. The continuous monitoring was carried out at the site between Friday 20 February 2026 to Friday 27 February 2026. Noise levels at the site during the monitoring were considered to be reasonably representative of the ambient noise climate currently at the site, mostly comprising cars passing the property on Horsham Road. The microphone was mounted on a pole 1.5 m above the ground and fitted with a weather shield. Recordings were taken at the southern boundary of the site adjacent to the cattery and closest to the neighbouring commercial units. Additional short-term noise monitoring was carried out near both the eastern and western façade of the cattery with an SLM monitor on a tripod 1.5 m above ground level. See Figure 3 in Appendix A for the monitoring locations.

3.3. The monitoring was carried out using a CEL (Casella) Type 490C Precision Sound Level Meter (SLM) and CEL-110/1 field calibrator (calibrated to national standards on 17 March 2025 and 14 March 2025 respectively – see certificates in Appendix B). The SLM was field calibrated before and after each monitoring session and no measurable drift was observed. Calibration readings before and after the monitoring sessions were all 113.9 dB.

3.4. The site was not impacted by adverse weather conditions during the monitoring, and the results are considered reasonably representative of the ambient noise levels at the site as existing

4. RESULTS OF THE MONITORING

- 4.1. The site was not impacted by adverse weather conditions during the continuous or short-term monitoring, and the results are considered representative of the ambient noise levels at the site as existing. The SLM traces from the continuous noise monitoring are shown in Appendix C and the monitoring locations are given in Figure 3 in Appendix A. The results of the continuous noise monitoring are summarised in Tables 4.1 and 4.2:

TABLE 4.1
AMBIENT DAYTIME NOISE LEVELS

Date	$L_{(A)eq}$ dB(A)	$L_{(A)90}$ dB(A)	$L_{(A)10}$ dB(A)	$L_{(A)max}$ dB(A)
Friday - 20/2/2026	53.35	49.08	55.49	68.42
Saturday - 21/2/2026	50.60	45.90	53.11	65.03
Sunday - 22/2/2026	50.51	45.49	52.94	68.21
Monday - 23/2/2026	51.01	46.74	53.41	64.96
Tuesday - 24/2/2026	51.25	45.71	53.75	67.53
Wednesday - 25/2/2026	50.51	43.62	52.72	69.07
Thursday - 26/2/2026	52.21	48.60	54.15	66.68
Friday - 27/2/2026	53.51	50.33	55.41	68.58

TABLE 4.2
AMBIENT NIGHT-TIME NOISE LEVELS

Date	$L_{(A)eq}$ dB(A)	$L_{(A)90}$ dB(A)	$L_{(A)10}$ dB(A)	$L_{(A)max}$ dB(A)
Fri 20/2 – Sat 21/2	43.43	37.08	46.11	59.26
Sat 21/2 – Sun 22/2	44.00	38.43	46.65	60.92
Sun 22/2 – Mon 23/2	44.95	39.96	47.63	59.17
Mon 23/2 – Tue 24/2	39.76	31.20	42.13	57.88
Tue 24/2 – Wed 25/2	41.17	31.70	44.73	57.77
Wed 25/2 – Thu 26/2	41.14	33.10	44.53	57.06
Thu 26/2 – Fri 27/2	47.45	41.38	50.09	67.08

- 4.2. Professional Practice Guidance (ProPg): Planning & Noise gives a value of *risk of adverse effects* as part of an initial noise risk assessment in a range of Negligible to High based on the daytime $L_{(A)eq}$ 16hr and night-time $L_{(A)eq}$ 8hr exposures recorded at a site. See Figure 3 in Appendix A for the risk of adverse side effects scale. The initial noise risk assessment value for the exposure at the site is 'Low'. However, good acoustic design process should be followed for the construction of the proposed dwellings, in order to maintain the WHO and BS acceptable levels.
- 4.3. See Table 4.3 and 4.4 below for the short-term monitoring results of locations 1 and 2.

TABLE 4.3
ADDITIONAL SHORT-TERM NOISE MONITORING POSITION 1

PERIOD	20 February 2026 (15 Minutes)			
NOISE LEVELS dB _(A)	L _{(A)eq}	L _{(A)90}	L _{(A)10}	L _{(A)max}
	55.3	50.4	58.5	64.0
WEATHER	Light rain and cold.			
PRINCIPAL NOISE SOURCES	Traffic from Horsham Road (B2135) and commercial units adjacent to site.			

TABLE 4.4
ADDITIONAL SHORT-TERM NOISE MONITORING POSITION 2

PERIOD	20 February 2026 (15 Minutes)			
NOISE LEVELS dB _(A)	L _{(A)eq}	L _{(A)90}	L _{(A)10}	L _{(A)max}
	49.3	47.4	50.7	53.7
WEATHER	Light rain and cold.			
PRINCIPAL NOISE SOURCES	Livestock in adjacent field and commercial units adjacent to site.			

5. INTERPRETATION OF THE RESULTS

- 5.1. The meteorological conditions at the site throughout the continuous monitoring period were for the main part cold with light winds and rain during the start and end of the monitoring period. Throughout the short-term monitoring the meteorological conditions were generally cold with some light rain.
- 5.2. The results confirm that the site is currently exposed to 'Low' levels of noise, however some noise attenuation measures will be required in order to maintain the desirable internal noise levels for residential use.

6. NOISE IMPACT ASSESSMENT

- 6.1. Internal Noise Level Guidelines (Stage 2, Element 2).
 - 6.1.1. 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.
 - 6.1.2. The average night-time L_{(A)eq} was recorded as 43.13 dB(A). With the current noise levels, in order to meet these guidelines, the windows in the residences in the proposed dwelling will have to provide at least 14 dB(A) of attenuation in their design. The average L_{(A)eq} daytime reading was 51.62 dB(A). The attenuation incorporated into the design of the buildings should allow for up to 17 dB_(A) L_{(A)eq}.

- 6.1.3. Standard external rendered brick walls would provide at least 50 - 55 dB of noise attenuation. The attenuation provided by a typical insulated roof structure is likely to be >35 dB_(A). Standard thermal double-glazed windows should provide 35dB of attenuation. This will be enough to lower the internal noise levels to acceptable WHO acceptable levels.
- 6.1.4. An open window will provide approximately 15 dB_(A) of attenuation. Opening windows to permit cooling on hot nights will not result in internal noise levels exceeding the WHO and BS standards, however open windows during the day would result in an exceedance of WHO and BS standards by 2dB_(A).
- 6.1.5. The WHO guidance states that the number of individual night-time noise events ($L_{(A)max}$) exceeding 45 dB_(A) within a bedroom should be limited. This is generally taken as not more than eight exceedances during a single night.
- 6.1.6. Accounting for attenuation provided by the design of the building and closed windows there are no exceedances of 45 dB_(A) night-time noise events.
- 6.1.7. With attenuation provided by open windows the number of exceedances of 45 dB_(A) night-time noise events was more than eight on the nights of Friday 20/2 – Saturday 21/2, Saturday 21/2 – Sunday 22/2 and Thursday 26/2 – Friday 27/2. These dates coincide with the nights in which rain was experienced at the site.
- 6.2. External Noise Level Guidelines and Amenity Area Assessment (Stage 2 Element 3).
 - 6.2.1. For external areas, the World Health Organisation (WHO) community noise guidelines suggest 55 dB_(A) $L_{(A)eq}$ as the threshold for annoyance, with the BS 8233:2014 stating that noise which does not exceed 50 dB_(A) $L_{(A)eq}$ to be "desirable". None of the $L_{(A)eq}$ values for each day during continuous monitoring exceed the threshold for annoyance.
 - 6.2.2. On the short-term monitoring, the highest peak ($L_{(A)max}$) noise level recorded was 64.0 dB_(A) at location 1 (western site boundary) facing Horsham Road. During the continuous monitoring the highest daytime peak was 84.5 dB_(A). The highest night-time peak was 77.8 dB_(A). This suggests that at a worse-case scenario some occasional daytime and night-time noise disruption may be heard through the standard double-glazed attenuation (35dB_(A)) that exceeded the WHO and BS standards of 30-35 dB_(A).
 - 6.2.3. The proposed dwelling is expected to produce some additional peaks when the outdoor areas are in use in fine weather. The levels of noise from the proposed dwelling is not expected to increase the overall ambient noise levels in the area when compared with the noise from the existing neighbouring houses and businesses; the noise levels at the site are likely to remain at similar levels pre and post construction.

- 6.3. The construction phase of the proposed redevelopment of the site will have some noise impacts. However, if construction work is restricted to normal business hours and good working practice employed, this should not be a significant concern with relation to noise impact on the neighbouring residential and commercial receptors. The Health and Safety Executive states *Use absorptive materials within the building to reduce reflected sound, e.g. open cell foam or mineral wool. Keep noisy machinery and processes away from quieter areas. Design the workflow to keep noisy machinery out of areas where people spend most of their time.*

7. CONCLUSIONS

- 7.1. The National Planning Policy Framework (NPPF 2024) states that:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

In doing so they should:

- a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.*
 - b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*
- 7.2. Professional Practice Guidance (ProPg): Planning & Noise Note 1 *risk of adverse effects* rating for the site is Low. This indicates a requirement that some acoustic design process should be followed for any proposed upgrading of the existing building envelopes.
- 7.3. In order to achieve the <30 dB_(A) WHO night-time standard and <35 dB_(A) BS daytime standard L_{(A)eq} within the proposed residences, standard thermal double-glazing (which provides a minimum attenuation of 35 dB_(A)) and standard external rendered brick walls (which would provide at least 50 - 55 dB of noise attenuation BS 8233) will be recommended in the construction of the dwellings.
- 7.4. External noise levels less than the 55 dB_(A) L_{(A)eq} recommended as an annoyance threshold by WHO are likely to be achieved most of the time in the external areas of the residences. In the summer months when the outdoor areas at the dwelling would be used by the future residents it is considered that the external noise levels will exceed 55 dB_(A) L_{(A)eq} very occasionally at the proposed dwellings.

- 7.5. The construction work relating to the proposed redevelopment of the site should not have significant adverse noise impacts on adjacent residential receptors as long as the construction work is restricted to normal business hours (Monday to Friday 07:30 – 18:30 hours and Saturday 08:00 – 13:00) and good working practice is employed.
- 7.6. The evidence of this assessment is that, subject to implementing the mitigation and attenuation measures recommended above, the proposed residents should not experience any significant adverse impacts on health and quality of life.

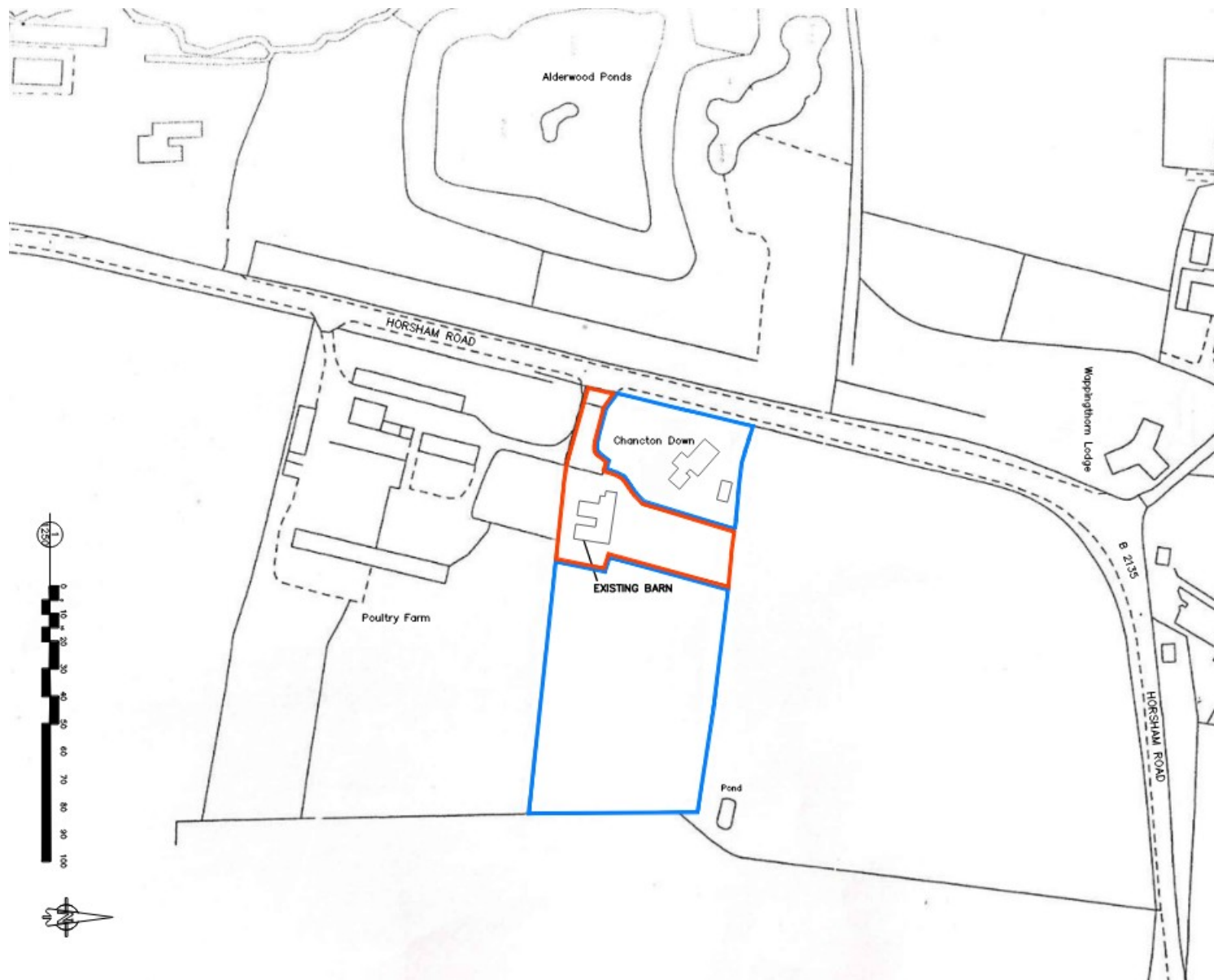
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APPENDIX A

Figure 1: Site Location

Figure 2: Site Layout

Figure 3: Pro Planning Risk of Adverse Side Effects Scale



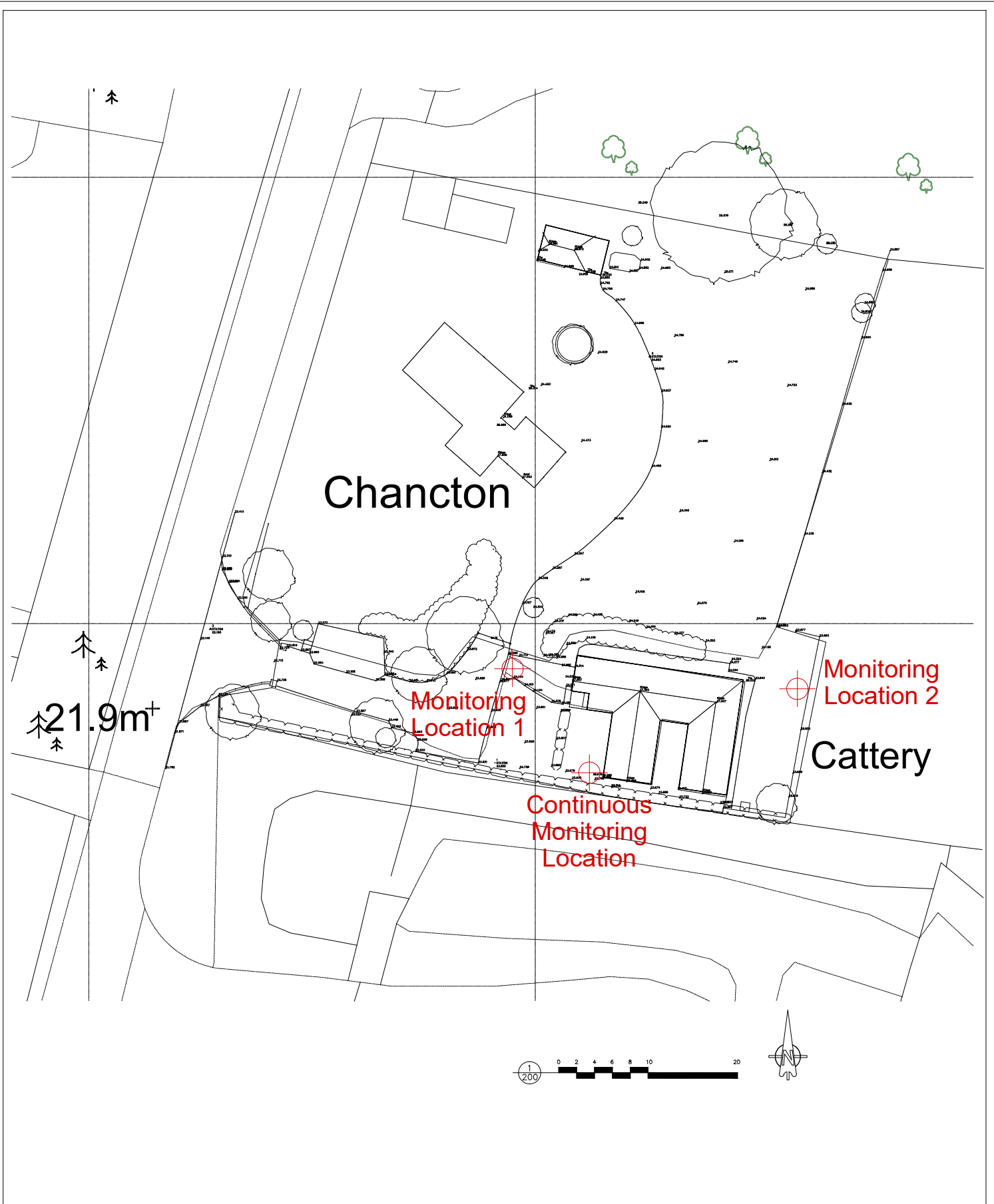
PHILIP WYCHERLEY

Scale as shown

**CHANCTONDOWN, HORSHAM ROAD,
STEYNING, BN44 3AA**

Figure 1: Site Location

March 2026



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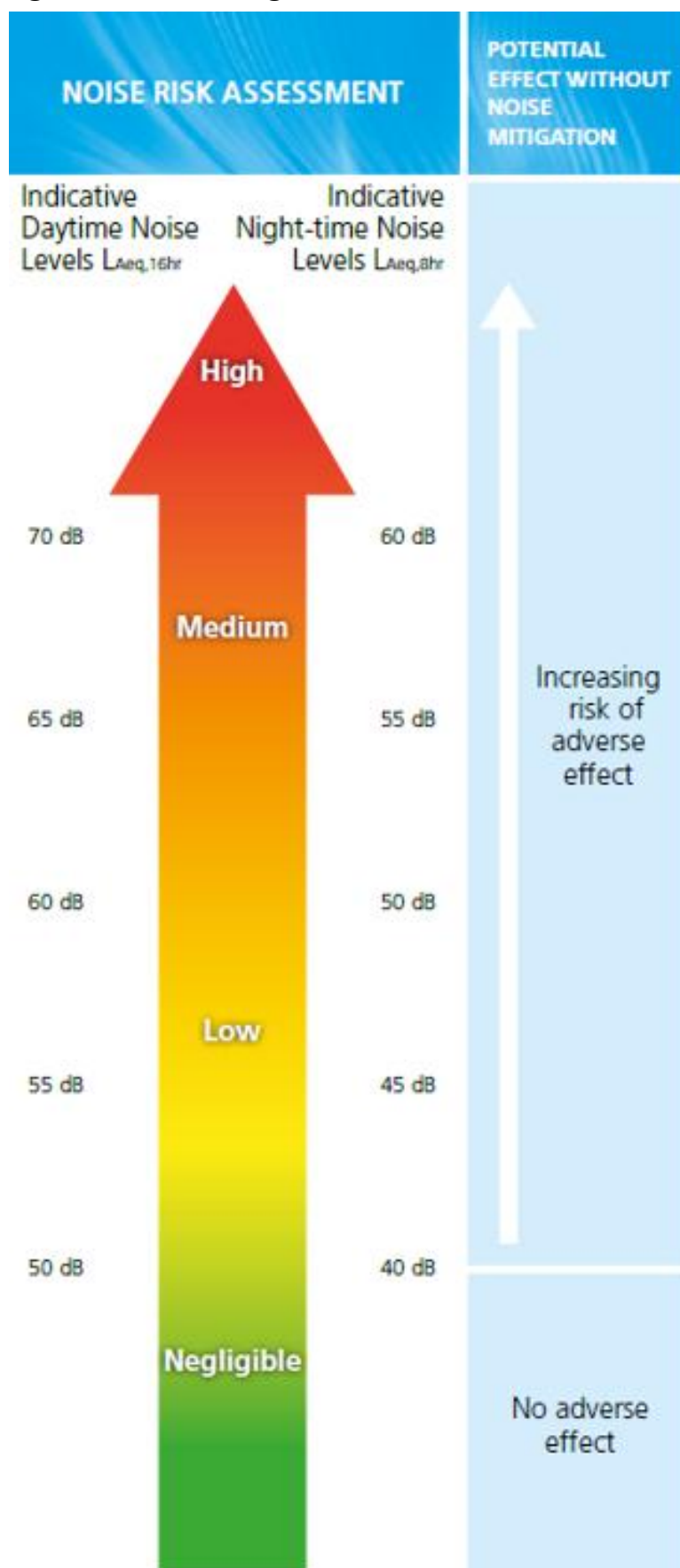
Scale as shown

**CHANCTONDOWN, HORSHAM ROAD,
STEYNING, BN44 3AA**

Figure 2: Site Layout

March 2026

Figure 3: Pro Planning Risk of Adverse Side Effects Scale



APPENDIX B

Noise Monitor Calibration Certificates

Acoustic Calibration Services Limited
Unit 6H Diamond Industrial Centre
Works Road Letchworth Garden City
Hertfordshire SG6 1LW
Tel: 01462 677 197 Mobile: 0771 886 4944
Email: trevjohnlewis@aol.com

or
cal@acousticcalibration.co.uk
web: www.acousticcalibration.co.uk



CERTIFICATE OF CALIBRATION

Model: Casella CEL-490.C1 **Serial Number:** 129580

Organisation: Environmental Assessment Services Ltd., Unit 4 The Courtyard
Holmsted Farm, Cuckfield, West Sussex, RH17 5JT

Job Number: 3000

Customer Order Reference: SLM Calibration

The Sound Level Meter was assessed for conformance with International Standards IEC 60651 and IEC 60804 using test procedures described in BS 7580 Part 1. The manufacturer claims Type 1 accuracy conformance and it was against these requirements that all the results were evaluated.

The sound level meter was fitted with a **GRAS 40AE** measurement microphone Serial No. **100742** and a **CEL-495** preamplifier Serial No. **001597**. The microphone was replaced with a suitable input device in order to apply electrical signals to the preamplifier.

A **Casella CEL-110/1** Acoustic Calibrator Serial No: **119427** was supplied with the meter and utilised in establishing the initial acoustic calibration setting.

The sound level meter passed all applied tests with no deviations from Type 1 specification, in accordance with IEC 60651 and IEC 60804. Accordingly, the meter meets the requirements of BS 7580 Part 1.

The sound level meter should be set to read **113.9dB** when used with the associated acoustic calibrator, microphone and preamplifier, as detailed above at reference atmospheric pressure.

All ACSL's calibration instrumentation is fully traceable to National Standards. The acoustic references are calibrated by laboratories which are UKAS accredited for the purpose.

Certificate No: 16363

Date of Issue: 17th March 2025

Signature:

Print Name:

Trevor Lewis

A handwritten signature in black ink, appearing to read 'Trevor Lewis', is written over a light blue circular stamp.

Acoustic Calibration Services Limited
Unit 6H Diamond Industrial Centre
Works Road Letchworth Garden City
Hertfordshire SG6 1LW
Tel: 01462 677 197 Mobile: 0771 886 4944
Email: trevjohnlewis@aol.com

or
cal@acousticcalibration.co.uk
web: www.acousticcalibration.co.uk



CERTIFICATE OF CALIBRATION

Model: Casella CEL-110/1 **Serial Number:** 119427

Organisation: Environmental Assessment Services Ltd., Unit 4 The Courtyard
Holmsted Farm, Cuckfield, West Sussex, RH17 5JT

Job Number: 3000

Customer Order Reference: SLM Calibration

The acoustic calibrator was run for a period of time until a stable level was achieved. The output level was compared to the certified level of the laboratory measurement references. The calibrator was applied to the meter, removed, then reapplied to provide five separate readings, with the average value of these measurements recorded and certified.

The ambient temperature during calibration was **22.3 ± 1°C**.

The barometric pressure was **100.6** to **100.7** kPa.

The relative humidity was **30** to **40** %

The sound pressure level output from the Acoustic Calibrator was measured in its half inch configuration using a B&K 4134 microphone. The mean level output of the acoustic calibrator was **114.0 dB** at the reference setting and **94.1 dB** at the -20dB setting.

The output frequency signal of the acoustic calibrator is **1000Hz**.

All ACSL's calibration instrumentation is fully traceable to National Standards. The acoustic references are calibrated by laboratories which are UKAS accredited for the purpose.

Certificate No: 16360

Date of Issue: 14th March 2025

Signature:

Print Name:

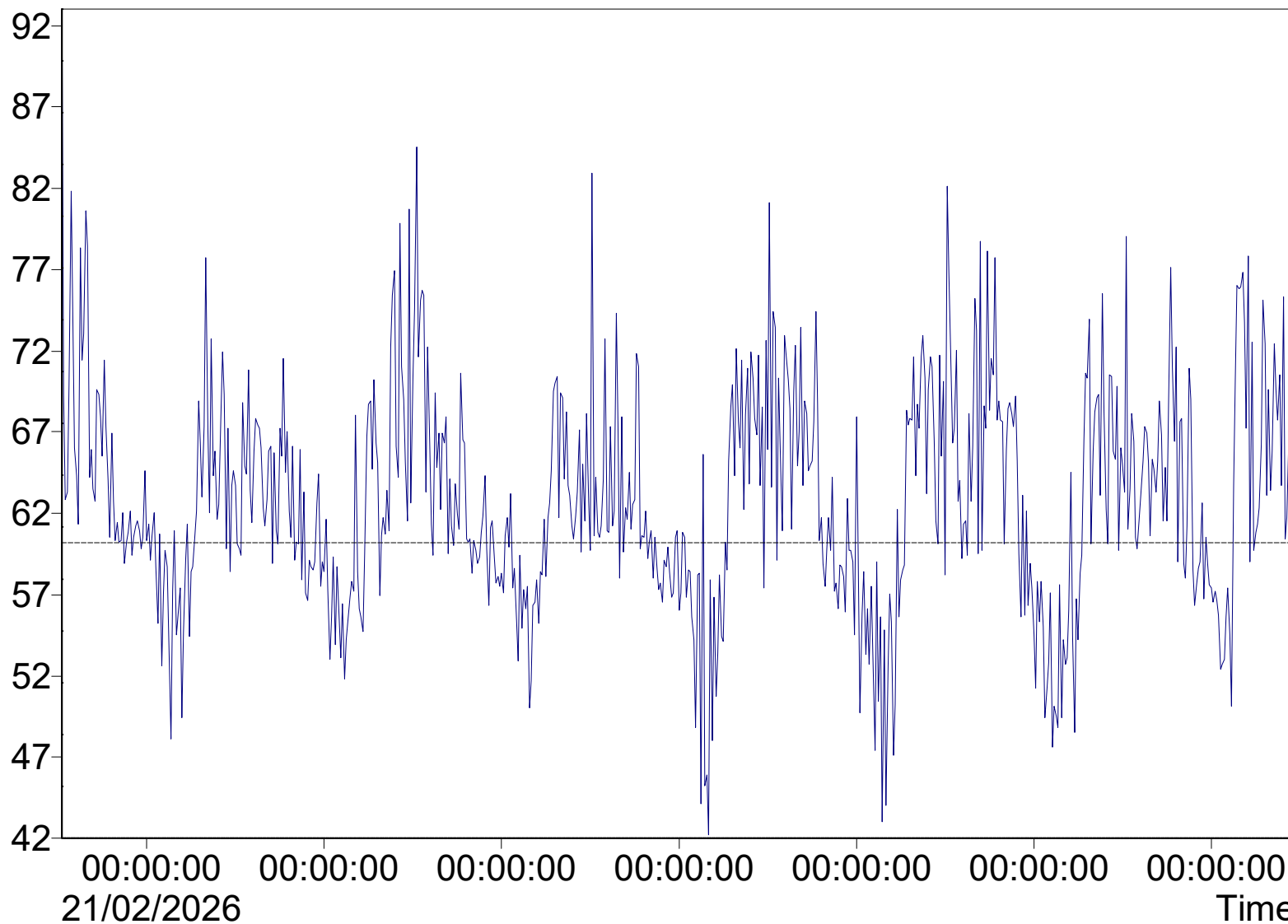
Trevor Lewis

Robert Lewis Accountants, Head Office: 4 Capricorn Centre Cranes Farm Road Basildon SS14 3JJ
Registered No: 4143457 VAT No: GB 770505441 Directors: Trevor J Lewis, G Parry BSc CPhys MInstP AMIOA, O R Clingan MIOA

APPENDIX C

SLM Data

dB



LFmx

C:\USERS\DANIELMILFORD\ONEDRIVE - ENVIRONMENTAL ASSESSMENT SERVICES LTD\EAS COMPANY DATA\NOISE FILES\CHANCTON DOWN.DTA

Band = Broadband

Overall profile duration = 167:25:51 (669 samples)

Function order = LZFMx dB

Cursor 1: Time = 20/02/2026 12:25:40, Level = 93.0 dB, Flags: ----

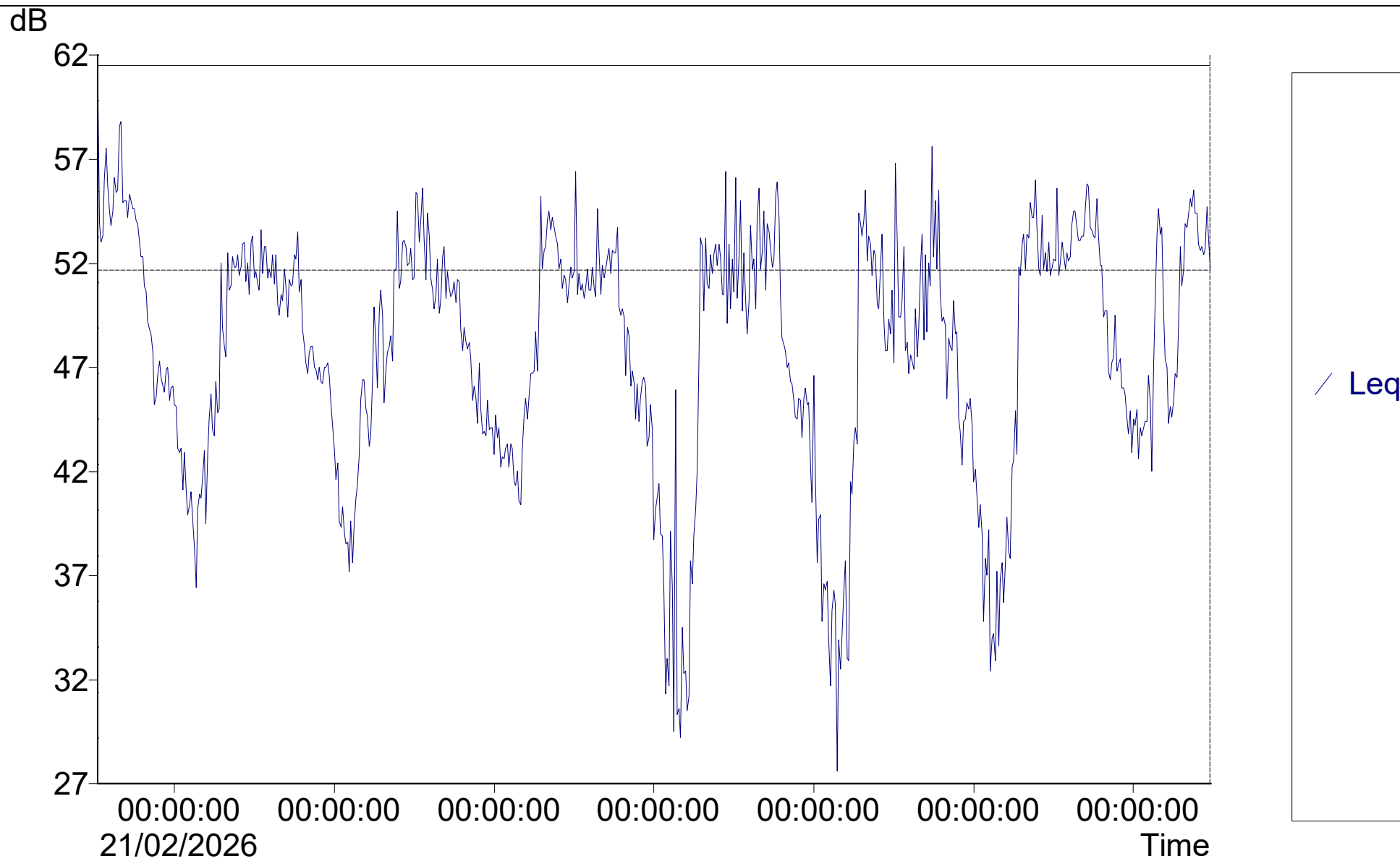
Cursor 2: Time = 27/02/2026 1:25:40, Level = 60.2 dB, Flags: ----

Duration on / between the cursors = 167:25:51, Flags: , Scale: 1:1

- LZFmx -

Minimum LZFmx = 50.1 dB, On / between the cursors. Time of minimum = 27/02/2026 02:40:40

Maximum LZFmx = 77.8 dB, On / between the cursors. Time of maximum = 27/02/2026 04:55:40



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Band = Broadband

Overall profile duration = 167:25:51 (669 samples)

Function order = LZeq dB

Cursor 1: Time = 20/02/2026 12:25:40, Level = 61.5 dB, Flags: ----

Cursor 2: Time = 27/02/2026 1:25:40, Level = 51.7 dB, Flags: ----

Duration on / between the cursors = 167:25:51, Flags: , Scale: 1:1

- LZeq -

Minimum LZeq = 42.0 dB, On / between the cursors. Time of minimum = 27/02/2026 02:40:40

Maximum LZeq = 55.5 dB, On / between the cursors. Time of maximum = 27/02/2026 08:55:40

Calculated average LZeq = 50.6 dB, Overall

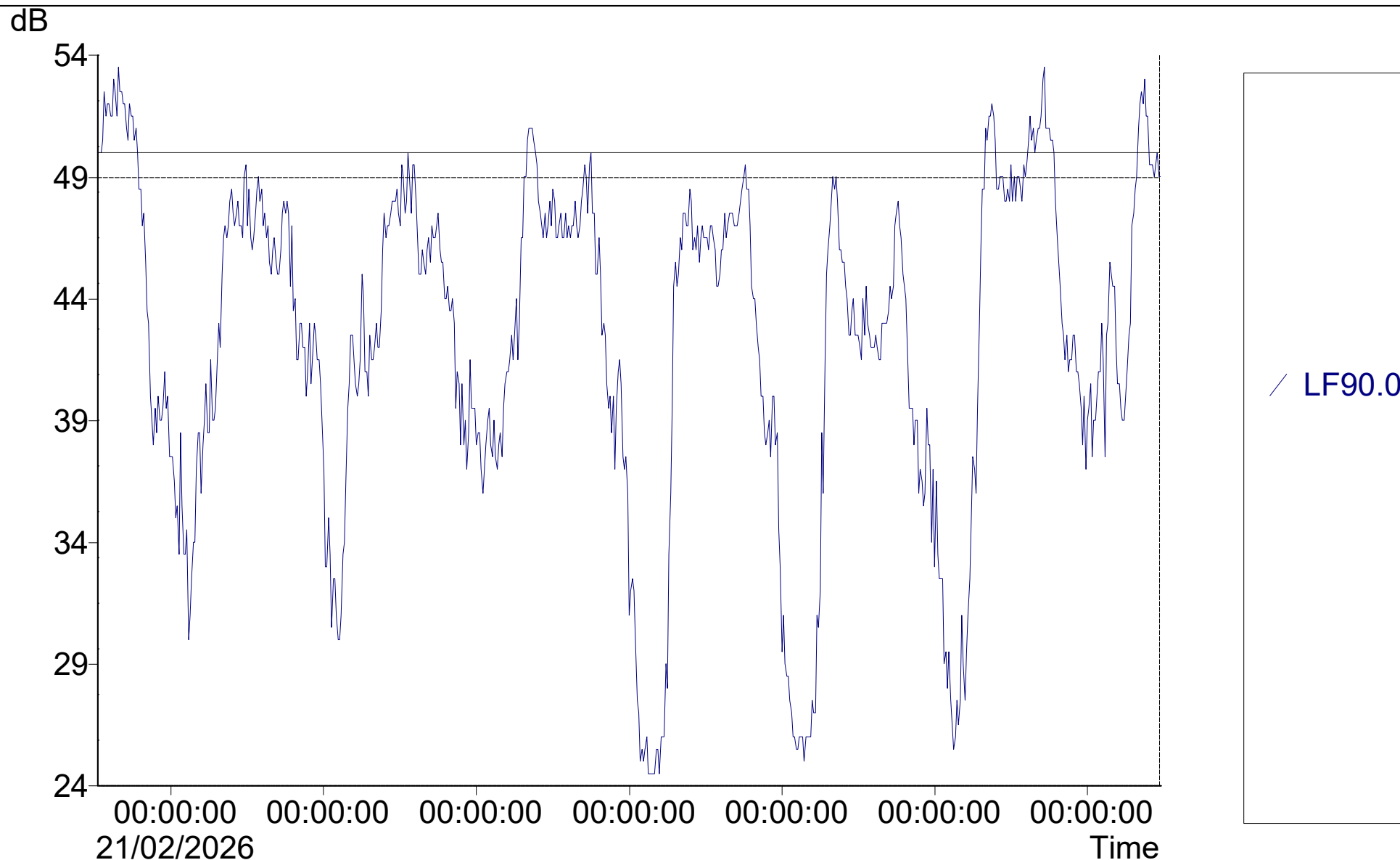
Calculated average LZeq = 50.6 dB, On / between the cursors

Calculated average LZeq = n.a., Outside the cursors

Calculated LZE = 108.4 dB, Overall

Calculated LZE = 108.4 dB, On / between the cursors

Calculated LZE = n.a., Outside the cursors



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Band = Broadband

Overall profile duration = 167:25:51 (669 samples)

Function order = LZF90.0 dB

Cursor 1: Time = 20/02/2026 12:25:40, Level = 50.0 dB, Flags: ----

Cursor 2: Time = 27/02/2026 1:25:40, Level = 49.0 dB, Flags: ----

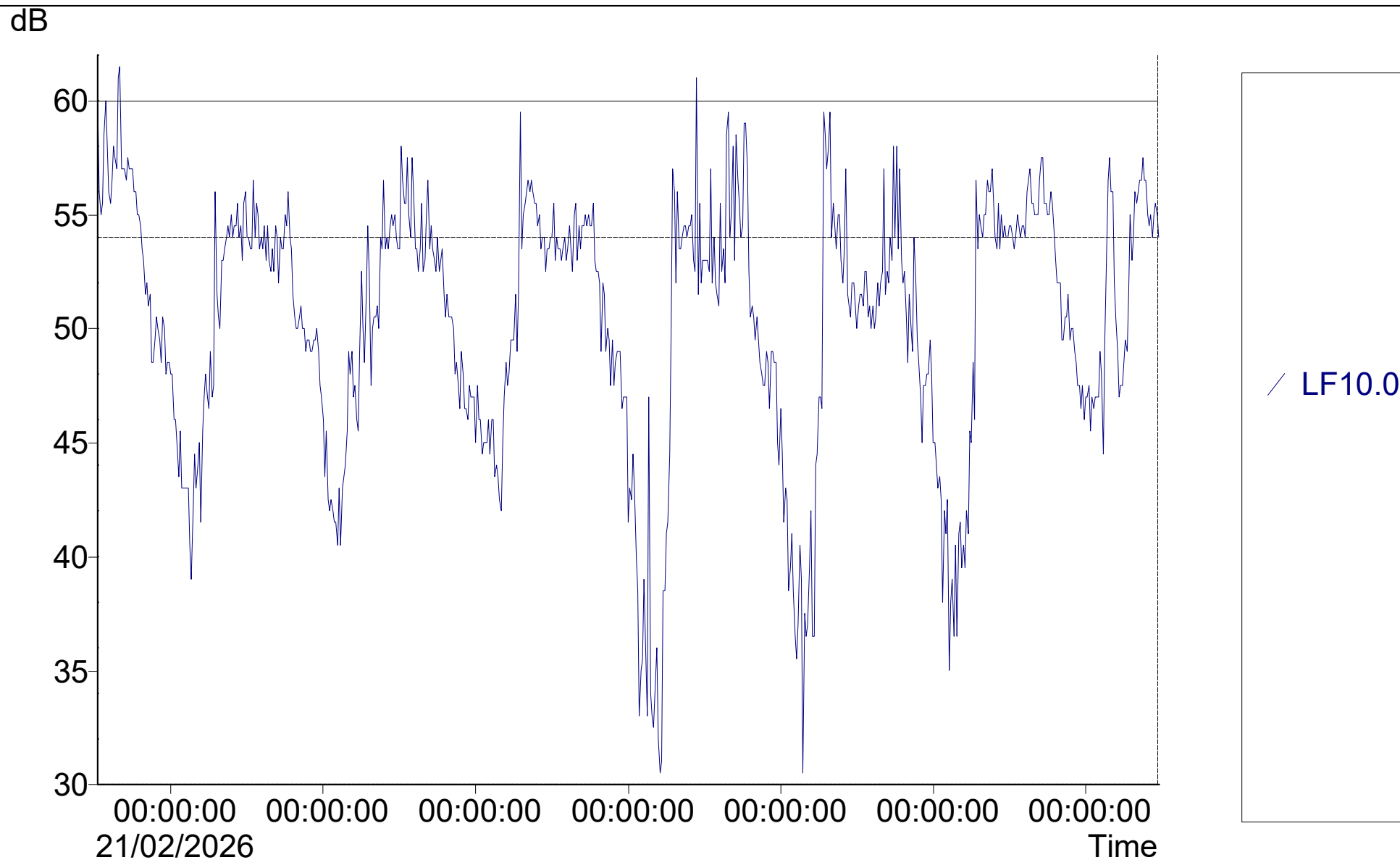
Duration on / between the cursors = 167:25:51, Flags: , Scale: 1:1

- LZF90.0 -

Minimum LZF90.0 = 37.0 dB, On / between the cursors. Time of minimum = 26/02/2026 23:40:40

Maximum LZF90.0 = 53.0 dB, On / between the cursors. Time of maximum = 27/02/2026 08:55:40

Calculated average LZF90.0 = 42.3 dB, On / between the cursors



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Band = Broadband

Overall profile duration = 167:25:51 (669 samples)

Function order = LZF10.0 dB

Cursor 1: Time = 20/02/2026 12:25:40, Level = 60.0 dB, Flags: ----

Cursor 2: Time = 27/02/2026 1:25:40, Level = 54.0 dB, Flags: ----

Duration on / between the cursors = 167:25:51, Flags: , Scale: 1:1

- LZF10.0 -

Minimum LZF10.0 = 44.5 dB, On / between the cursors. Time of minimum = 27/02/2026 02:40:40

Maximum LZF10.0 = 57.5 dB, On / between the cursors. Time of maximum = 27/02/2026 03:40:40

Calculated average LZF10.0 = 50.3 dB, On / between the cursors

APPENDIX D

Photographs

Short Term Monitoring Station 1 – West of Cattery



Short Term Monitoring Station 2 – East of Cattery

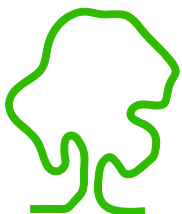


Continuous Monitoring Station – South of Cattery



Horsham Road (B2135)





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