
From: Kevin.Beer
Sent: 13 August 2026 11:36
To: Sam.Whitehouse
Subject: DC/25/2087 - Thakeham Tiles - Additional Noise Comments

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Dear Sam,

Apologies for the delay getting back to you on this matter.

Environmental Health have reviewed the document titled 'Clarification on the Environmental Noise Assessment report', dated 28 April 2026, and the additional comments are welcomed. We do however have the following comments to make.

1. We note the comment in section 3 'The Noise Map shown overleaf indicate the values of LAeq, 16 hrs in the gardens between Rock Road. The detailed analysis confirms the vast majority of each garden will experience levels below 50 dB(A)'. Whilst we accept that the majority of the gardens will be experience noise levels below 50dB large parts of plots 99, 102 and 108 are however modelled to experience noise levels above the 50dB criteria which is a concern.
2. We also note the comment 'The table below confirms the façade noise level on the road facing elevations for the plots closest to Rock Road. It can be seen that all predictions are below 53 dB(A) and, therefore, that the opening windows to counter overheating during the day will not jeopardize internal amenity'. Whilst we accept that this would appear to be the case for plots 99 to 107, from reviewing the noise mapping for the area around plot 108 noise levels are however predicated to be in the region of 56 to 60dB. With this in mind and allowing a 13dB reduction for an open window internal noise levels in plot 108 (during the day with windows open) are therefore likely to be in the region of 43 to 47dB and so above the criteria detail in BS8233 which is a concern.
3. It also not clear what façade noise levels will be around plot 108 during the night time hours and whether residents will be able to rely on opening windows to prevent overheating during the night time hours.
4. It is also not clear how many LAmx events over 58dB will occur in the vicinity of plot 108 and whether the WHO guidelines of 45dB no more than 10 to 15 times per night in mind can be met.
5. We appreciate that noise is not the only planning consideration, however given the above we are not convinced that the layout as currently proposed, in particular plots 99 to 108, represents good acoustic design, as detailed in with ProPG – Planning and Noise.

Happy to discuss further.

Kind regards

Kevin

Kevin Beer
Environmental Protection Officer (Pollution)

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