



Noise Impact Assessment

Land north of Rectory Lane, Ashington

Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd

Prepared by:

SLR Consulting Limited

Cubo, Standard Court, Park Row, Nottingham, NG1 6GN

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Basis of Report

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A.1 Glossary of Terminology

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1.0 Introduction

Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (Taylor Wimpey), has appointed SLR Consulting Ltd. to undertake a noise impact assessment for a residential-led scheme at land north of Rectory Lane, Ashington, Pulborough. An outline planning application to include up to 125 residential dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except for access is currently being sought for the Site.

At this stage, the following work is required:

- A Baseline Noise Survey;
- Construction Noise Assessment;
- ProPG *Planning and Noise New Residential Development (2017)* Stage 1 and Stage 2 Assessment; and
- Operational Noise Traffic Assessment.

The Noise Assessment will be structured to adhere to the requirements of ProPG *Planning and Noise New Residential Development (2017)* and associated guidance and Standards.

Whilst reasonable effort has been made to ensure that this report is easy to understand, it is technical in nature. To assist the reader, a glossary of terminology has been included in Appendix A.



2.0 Site Description

2.1 Existing Site

The Site is located on land off Rectory Lane, Ashington, Pulborough, West Sussex.

The Site is bound by Rectory Lane to the south and open fields to the north, east and west.

The position of the Site in the context of the surrounding area along with the approximate site boundary can be seen in Figure 2-1.

Figure 2-1: Site Location



*Imagery – Google Maps

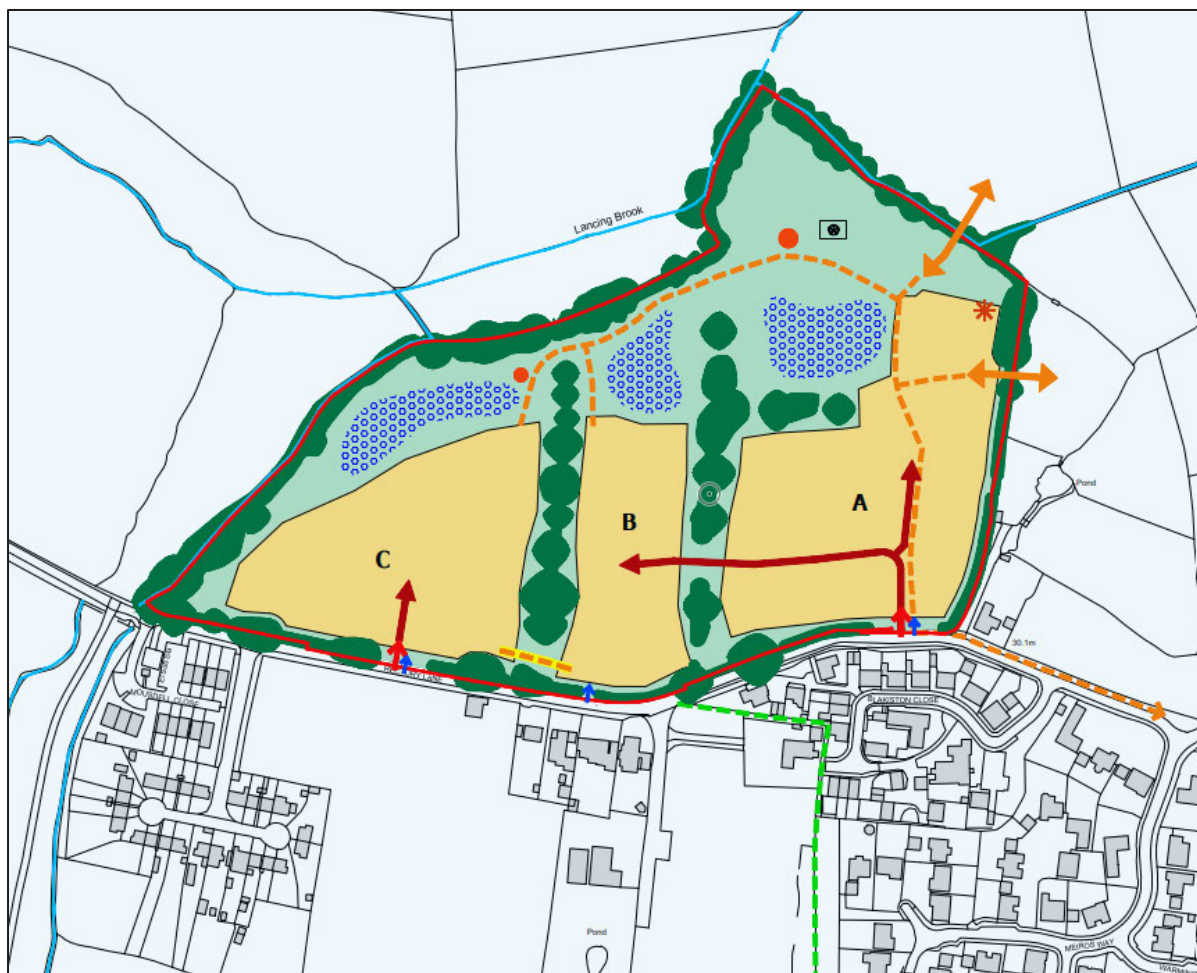


2.2 Proposed Site

The proposed residential development will include up to 125 residential dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except for access.

A masterplan for the Site is provided in Figure 2-2.

Figure 2-2: Indicative Concept Plan



3.0 Planning Noise Guidance

The following guidance and British Standards are relevant to this project.

3.1 Local Guidance

The Proposed Development site falls within the local planning authority of Horsham District Council (HDC). Noise considerations for HDC are covered within the Planning Noise Advice Document: Sussex (2021).

The document provides guidance to ensure noise is properly considered in planning applications across East and West Sussex. It aligns with the Noise Policy Statement for England (NPSE) and the National Planning Policy Framework (NPPF), aiming to:

- Avoid significant adverse impacts on health and quality of life.
- Mitigate and minimize adverse effects where they occur.
- Promote good acoustic design and, where possible, improve the sound environment

Noise assessments are required for:

- New noise-sensitive developments near existing sources.
- New developments introducing noise sources.

The document references internal ambient noise levels detailed in BS8233:2014 and World Health Organisation (WHO) guidelines as well as noise within external amenity spaces.

3.2 National Planning and Policy Framework

The National Planning Policy Framework (NPPF) was introduced by The Department for Communities and Local Government in March 2012, with the framework most recently revised in December 2024

The NPPF defines the Government's planning policies for England and sets out the framework, within which local authorities must prepare their local and neighbourhood plans, reflecting the needs and priorities of their communities. The Government's stated purpose in producing the NPPF was to streamline policy, so the planning process is less restrictive, to give a more easily understood framework for delivering sustainable development. Under the heading of conserving and enhancing the natural environment and Paragraph 180 e), one aim of the NPPF is *"preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of... noise pollution..."*.

Paragraph 191 requires planning policies and decisions to ensure that new development is appropriate for its location. It stipulates a need to account for the likely effects of pollution on health and other matters, requiring the planning process to:

"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".

The NPPF acknowledges that there is a host of existing sources of national and international guidance which can be used, in conjunction with the Framework, to inform the production of Local Plans and decision making.

3.3 Noise Policy Statement for England

The Noise Policy Statement for England (NPSE) was published in March 2010. It sets out the long-term vision of government noise policy, which is fundamentally to: *"Promote good health*



and good quality of life through the effective management and control of noise within the context of Government policy on sustainable development". The vision is supported by three key aims:

- Avoid significant adverse impacts on health and quality of life;
- Mitigate and reduce to a minimum, other adverse impacts on health; and
- Where possible, contribute to the improvement of health and quality of life.

The NPSE should apply to all forms of noise including environmental noise, neighbour noise and neighbourhood noise but does not apply to noise in the workplace. The NPSE has adopted the following concepts, to help consider whether noise is likely to have "significant adverse" or "adverse" effects on health and quality of life:

SOAEL – Significant Observed Adverse Effect Level. This is the level above which significant adverse effects on health and quality of life occur.

LOAEL – Lowest Observed Adverse Effect Level. This is the level above which adverse effects on health and quality of life can be detected.

NOEL – No Observed Effect Level. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

"It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available (Defra, 2010)."

3.4 National Planning Practice Guidance

Revised Planning Practice Guidance on noise was released in March 2014 to support the NPPF and last updated in July 2019. The Guidance stipulates that Local Planning Authorities' plan making and decision making should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

The guidance has also provided the following noise exposure hierarchy table "when noise could be a concern".

Table 3-1: Planning Practice Guidance Noise Exposure Hierarchy Table

Response	Example of Outcomes	Increasing Effect Level	Action
NOEL – No observed effect level			
Not present	No effect	NOEL	No specific measures required
No observed adverse effect level			
Present and not intrusive	Noise can be heard but does not cause any change in	No Observed Adverse Effect	No specific measures required



Response	Example of Outcomes	Increasing Effect Level	Action
	behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.		
LOAEL – Lowest Observed Adverse Effect Level			
Present and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for sleep disturbance. Affects acoustic character of the area and creates a perceived change in quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
SOAEL – Significant Observed Adverse Effect Level			
Present and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Present and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

3.5 Construction Noise Guidance

An assessment of construction noise will be undertaken at the nearest noise sensitive receptors to the Site. These have been chosen due to their proximity to the Site. The levels will be predicted using the guidance contained in British Standard 5228:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise'. This standard sets out a methodology for predicting noise levels arising from a wide variety of



construction and related activities and contains tables of sound power levels generated by a wide variety of mobile and fixed plant equipment.

Compliance with BS 5228-1:2009+A1:2014 is expected as a minimum standard when assessing the impact of construction noise upon the existing noise environment at nearby sensitive receptors.

BS 5228-1:2009+A1:2014 gives several examples of acceptable noise limits for construction or demolition noise. As baseline noise data is available for this assessment, the ABC method will be used to determine the threshold value at the receptor locations.

The impact of construction noise upon existing residential receptors in the vicinity of the Site will be determined with reference to the ABC method presented in BS 5228-1:2009+A1:2014. In accordance with this method the threshold noise levels for a potentially significant effect are as detailed in Table 3-2.

Table 3-2: Construction Noise Residential Receptors – Example Threshold Values

Assessment category and threshold value period (L_{Aeq})	Threshold value, in decibels (dB $L_{Aeq,T}$)		
	Category A ^{A)}	Category B ^{B)}	Category C ^{C)}
Night-time (23.00-07.00)	45	50	55
Evenings and weekends ^{D)}	55	60	65
Daytime (07.00-19.00) and Saturdays (07.00-13.00)	65	70	75
NOTE 1 A significant effect has been deemed to occur if the total $L_{Aeq,T}$ noise level, including construction, exceeds the threshold level for the Category appropriate to the ambient noise level. NOTE 2 If the ambient noise level exceeds the threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a significant effect is deemed to occur if the total $L_{Aeq,T}$ noise level for the period increases by more than 3 dB due to construction activity. NOTE 3 Applied to residential receptors only.			
A) Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values. B) Category B: threshold values to use when the ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values. C) Category C: threshold values to use when the ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values. D) 19.00-23.00 weekdays, 13.00-23.00 Saturdays and 07.00-23.00 Sundays.			

3.6 ProPG: Planning & Noise (2017)

ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise, New Residential Development was developed by a working group consisting of representatives from the Association of Noise Consultants (ANC), Institute of Acoustics (IOA), Chartered Institute of Environmental Health (CIEH) and practitioners from a planning and local authority background.

This guidance was made effective in May 2017 to provide a recommended approach to the management of noise within the planning system in England. It has drawn upon legislation, guidance and standards available at the time of publication to reflect the Noise Policy Statement for England (NPSE), the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG-Noise) and other authoritative sources of guidance.

ProPG has been noted to advocate two sequential stages covering an 'initial noise risk assessment' at Stage 1 then a 'full assessment' at Stage 2 considering four key elements.

- Element 1 – Good acoustic design process.



- Element 2 – Internal noise level guidelines.
- Element 3 – External amenity area noise assessment.
- Element 4 – Assessment of other relevant issues.

The scope of ProPG considers new residential development that will be predominantly exposed to airborne noise from transportation sources. In cases where the site is exposed to noise of an industrial and/or commercial nature, this shall be considered at Stage 1 of the ProPG approach.

ProPG has provided a summary of internal noise level guidelines as part of Stage 2 assessment requirements. These guidelines values, shown in Table 3-3, have been derived from British Standard BS 8233:2014 *Guidance on Sound Insulation and Noise Reduction for Buildings* and *The World Health Organisation Guidelines for Community Noise* (1999).

Table 3-3: ProPG Internal Ambient Noise Levels, dB

Activity	Location	07:00 to 23:00 dB $L_{Aeq,16h}$	23:00 to 07:00 dB $L_{Aeq,8h}$
Resting	Living room	35	-
Dining	Dining room/area	40	-
Sleeping (daytime resting)	Bedroom	35	30 45 dB $L_{Amax(F)}$ *
* Not normally exceeded more than 10 times per night.			

3.6.1 Application for Overheating Ventilation

ProPG Stage 2 Element 1 considers internal noise levels guidelines where those criteria of Table 3-2 would occur under building ventilation conditions. There is a further need to address if the overheating ventilation strategy impacts on indoor acoustic conditions, or if a more-informed strategy is required in the mitigation of overheating.

The AVO Guide¹ was published for application by practitioners when following Stage 2 Element 1 of good acoustic design within ProPG. This extended guidance document has aimed to assist designers to adopt an integrated approach to the acoustic design within the context of the ventilation and thermal comfort requirements.

Overheating has since been regulated by Requirement O1 of the Building Regulations² whereby upper noise guidance limits have been advocated at night in an overheating ventilation condition, generally 10 dB higher than those within Table 3-2. Appropriate considerations to achieve these levels has been further advised by industry guidance³.

¹ ANC/IOA Acoustic Ventilation and Overheating Residential Design Guide, Version 1.1. Association of Noise Consultants & Institute of Acoustics, January 2020.

² The Building Regulations 2010 Requirement O1: Overheating mitigation, 2021 Edition. As applicable to a building notice or full planning application submitted after 15th June 2022.

³ ANC/IOA Approved Document O Noise Guide, Version 1.1. Association of Noise Consultants & Institute of Acoustics, November 2024.



3.7 Operational Traffic Noise Guidance

Regarding determination of the noise impact upon existing Noise Sensitive Receptors (NSRs) of Proposed Development related traffic reference is made to Design Manual for Roads and Bridges Volume (DMRB) LA 111 Noise and Vibration.

The Proposed Development is likely to alter noise levels on roads surrounding the Site. In accordance with the Design Manual for Roads and Bridges Volume (DMRB) LA 111 Noise and Vibration, an assessment to include all roads where it is anticipated that noise from traffic may change has been completed.

For each link the Basic Noise Level (BNL) has been established for the “With Scheme” and “Without Scheme” Scenarios. The BNL is the $L_{A10,T}$ dB noise level at 10 m from the kerb of the road assessed.

The impact of development related traffic noise upon existing receptors has been calculated in accordance with CRTN.

Based on the guidance presented in CRTN, the impact of development related traffic noise upon existing receptors is detailed in Table 3-4. The Design Manual for Roads and Bridges LA111 Noise and Vibration describes long-term as ‘Noise change based on the +15 year assessment (for example Do-minimum opening year scenario (DMOY) against Do-minimum future year scenario (DMFY) and DMOY against Do-something future year scenario (DSFY)).’ Short-term is described as ‘Noise change based on parallel assessment year (for example DMOY against Do-something opening year scenario (DSOY)).’

Table 3-4: Development Related Traffic Impact

Impact	Short Term Noise Change $L_{A10,18hr}$ dB
Major	5.0+
Moderate	3.0 – 4.9
Minor	1.0 – 2.9
Negligible	0.1 – 0.9



4.0 Environmental Noise Survey

4.1 Survey Date

To determine baseline sound levels in the vicinity of the Site, an unattended baseline noise survey was undertaken between Thursday 26th February to Tuesday 3rd March 2026. The equipment, survey methodology and results have been set out in this Section.

4.2 Equipment

Sound pressure level measurements were carried out using the following equipment listed in Table 4-1 conforming to Class 1 acoustic accuracy for sound level meters and matched calibrators.

The sound level meters were calibrated before the measurements were taken at the locations shown on Figure 4-1, using the handheld acoustic calibrator and the calibration was checked upon completion of the survey. No significant drift was observed with calibration offsets of ≤ 0.4 dB. The calibration chain of equipment has been maintained as at least traceable to National Standards, no greater than one year for sound calibrators and two years for sound level meters.

Table 4-1: Survey Equipment Details

Location	Description	Manufacturer	Type	Serial Number	Lab. Calibration Date	Certificate Number
1	Sound Level Meter	Cirrus	CR:171B	G068726	2025-08-26	TCRT25/1633
	Pre-Amplifier		MV:200F	7629F		TCRT25/1633
	½" Pre-Polarised Microphone		MK:224	216365A		TCRT25/1633
	Calibrator		CR:515	102979	2025-11-17	TCRT25/1855
2	Sound Level Meter	Cirrus	CR:171B	G080284	2026-02-02	TCRT26/2059
	Pre-Amplifier		MV:200F	7730F		TCRT26/2059
	½" Pre-Polarised Microphone		MK:224	219280D		TCRT26/2059
	Calibrator		CR:515	59336	2025-11-17	TCRT26/2053
	Outdoor kit		MK170	1015	2026-02-02	TCRT26/2058
3	Sound Level Meter	Cirrus	CR:171B	G303356	2025-05-19	TCRT25/1403
	Pre-Amplifier		MV:200F	11748F		TCRT25/1402
	½" Pre-Polarised Microphone		MK:224	220176B		TCRT25/1403
	Calibrator		CR:515	97641	2025-11-17	TCRT25/1856
	Outdoor kit		MK172	2858	2025-05-19	TCRT25/1403



4.3 Weather Conditions

A weather station was located at Location 1 for the entire duration the monitoring period, and the weather conditions were suitable for environmental noise measurements. Temperatures ranged between approximately 2°C and 13°C. Short periods of rainfall were recorded, and average wind speeds were below 5 m/s. Overall, the conditions were considered acceptable for the purposes of noise monitoring. Full weather data can be seen in Appendix B.

4.4 Survey Locations

Unattended sound levels were measured at three locations, representative of the nearest noise sources to the site, as follows:

- **Location 1:** Southeast corner of the Site, representative of the ambient noise level from Rectory Lane. This monitoring was attended during set-up due to the long-term meter failing during the unattended survey.
- **Location 2:** Northern boundary of the Site, representative of the ambient noise level away from road traffic noise (unattended survey).
- **Location 3:** Southwest corner of the Site, representative of the ambient noise level from Rectory Lane (unattended survey).

The above monitoring locations are shown in Figure 4-1.

Photographs of each monitoring position can be seen in Appendix C.



Figure 4-1: Noise Monitoring Locations



Measurements were recorded in free field conditions, as measured in-situ 1.5 m above ground at the elevation of the site.

The following sound level indices have been reported at 15-minute intervals in decibels (dB):

- $L_{Aeq,T}$ – The A-weighted equivalent continuous noise level over the measurement period.
- $L_{A90,T}$ – The A-weighted noise level exceeded for 90% of the measurement period.
- $L_{A10,T}$ – The A-weighted noise level exceeded for 10% of the measurement period.
- $L_{Amax(F)}$ – The maximum A-weighted noise level during the measurement period.

4.5 Soundscape

The observed soundscape at each position was as follows:

4.5.1 Location 1

The position was located to the southeast corner of the Site, close to Rectory Lane. The ambient sound level was mainly birdsong. Intermittent local traffic on Rectory Lane was audible and the A24 dual carriageway was audible in lulls. Occasional low and high-altitude planes were audible also.



4.5.2 Location 2

The position was located at the northern boundary of the Site. Breeze in trees was clearly audible with birdsong and the A24 dual carriageway audible in lulls.

4.5.3 Location 3

The position was located at the southwest corner of the Site. The ambient sound level was the same as Location 1.

4.6 Baseline Sound Level Results

A summary of the survey results at Locations 1, 2 and 3 are shown in Table 4-2, Table 4-3 and Table 4-4 respectively. The full survey results are available in Appendix D.

Table 4-2: Location 1 – Summary of Measured Sound Levels, free-field, dB

Date	Period	$L_{Aeq,T}$ (dB)	$L_{Amax,F}$ (dB)	Median L_{A10} (dB)	Median L_{A90} (dB)
Thursday 26 th February 2026	Day	53.9	77.1	49.4	43.5

Table 4-3: Location 2 – Summary of Measured Sound Levels, free-field, dB

Date	Period	$L_{Aeq,T}$ (dB)	$L_{Amax,F}$ (dB)	Median L_{A10} (dB)	Median L_{A90} (dB)
Thursday 26 th February 2026	Day	47.6	72.0	49.2	44.9
	Night	42.2	67.4	44.4	37.3
Friday 27 th February 2026	Day	49.4	83.5	49.7	45.2
	Night	42.1	71.5	42.7	34.9
Saturday 28 th February 2026	Day	47.2	75.4	46.6	38.6
	Night	37.5	55.1	39.7	33.3
Sunday 1 st March 2026	Day	48.5	79.5	49.1	44.3
	Night	42.5	59.7	44.7	36.7
Monday 2 nd March 2026	Day	48.6	76.5	49.5	43.9
	Night	43.7	60.0	44.2	34.0
Tuesday 3 rd March 2026	Day	52.5	76.6	54.9	47.7

For the purpose of the assessment, the following noise levels will be referred to for Location 2:

- Daytime $L_{Aeq,T}$: 49 dB
- Night-Time $L_{Aeq,T}$: 44 dB
- Night-Time L_{Amax} : Analysis has shown the 10th highest 2-minute $L_{Amax,F}$ was 61dB(A).



Table 4-4: Location 3 – Summary of Measured Sound Levels, free-field, dB

Date	Period	$L_{Aeq,T}$ (dB)	$L_{Amax,F}$ (dB)	Median L_{A10} (dB)	Median L_{A90} (dB)
Thursday 26 th February 2026	Day	46.5	74.2	45.9	36.3
	Night	38.8	66.4	40.9	34.3
Friday 27 th February 2026	Day	46.9	74.7	49.2	40.1
	Night	33.5	69.5	32.9	25.3
Saturday 28 th February 2026	Day	45.4	72.6	47.9	36.7
	Night	36.6	62.5	36.3	30.9
Sunday 1 st March 2026	Day	47.1	73.4	49.2	40.6
	Night	38.1	56.9	39.2	33.2
Monday 2 nd March 2026	Day	47.6	73.1	49.4	40.3
	Night	42.1	64.5	44.3	32.1
Tuesday 3 rd March 2026	Day	50.4	73.0	51.1	43.0

For the purpose of the assessment, the following noise levels will be referred to for Location 3:

- Daytime $L_{Aeq,T}$: 48 dB
- Night-Time $L_{Aeq,T}$: 43 dB
- Night-Time L_{Amax} : Analysis has shown the 10th highest 2-minute $L_{Amax,F}$ was 63dB(A).



5.0 Construction Noise Assessment

An assessment of construction noise has been undertaken for the nearest existing NSRs to the Site. At this stage it is not expected that assessment of noise upon occupied phases would be required. Construction noise levels have been predicted using the guidance contained in British Standard 5228:2009+A1:2014 '*Code of practice for noise and vibration control on construction and open sites – Part 1: Noise*'. At this outline stage, the construction noise assessment is limited to a worst-case assessment with plant operating at the closest proximity to the existing NSRs. At this stage, the following two stages of construction have been assessed:

- Site clearance; and
- Piling.

It is assumed that construction operations would be limited to Monday to Friday daytime periods only (07:00 to 18:00) and Saturday 08:00 to 13:00 hours.

5.1 Noise Sensitive Receptors

The assessment considers the impact of construction noise upon the receptors detailed in Table 5-1 and illustratively shown on Figure 5-1. Table 5-1 also outlines the construction noise limits. Although the construction noise assessment has only considered four receptors located along the southern boundary of the Site, these are deemed representative of all receptors along this boundary.

Table 5-1: Existing Construction Noise Receptors and Threshold Construction Noise Limits dB(A)

Receptor	Description	Baseline Lowest Daytime Ambient Noise Level dB	Threshold Noise Limit
CR1	3 Mousdell Close	49	65
CR2	Winders, Rectory Lane	49	65
CR3	7 Blakiston Close	49	65
CR4	Rectory Cottage, Rectory Lane	49	65



Figure 5-1: Construction Noise Sensitive Receptors



5.2 Construction Phases and Plant

For the purposes of this construction noise assessment, SLR has determined the noise level during two typical construction phases detailed below. The following tables outline the items of plant which would typically be utilised during each activity, and the equipment sound power levels (determined from BS 5228:2009+A1:2014), and the percentage on-time of each item of plant.

- Phase 1: Site Clearance.
- Phase 2: Piling.

It is assumed in the first instance that the construction of each element will be in isolation.

It is accepted that the construction activities may vary from the activities presented, but as it would not be feasible to assess all construction configurations, the assessments undertaken are considered a robust representation of anticipated construction noise levels.

Table 5-2 details plant that is typically utilised during site clearance and enabling works.



Table 5-2: Site Clearance and Enabling Works – Plant List

Type of Machinery	On-time %	Quantity on Site	BS5228 Ref	Sound Power Level, dB
Tracked Excavator	80	2	C2 Row 14	107
Dozer Spreading Fill	30	1	C2. Row 10	108
Vibratory Roller	30	1	C2. Row 39	102
Dump Truck	30	1	C2. Row 33	109
Water Pump	100	2	C2. Row 45	93
Lorry	30	1	C2. Row 34	108
Road Sweeper	30	1	C4. Row 90	104

Table 5-3 details plant that is typically utilised during piling works.

Table 5-3: Piling Works – Plant List

Type of Machinery	On-time %	Quantity on Site	BS5228 Ref	Sound Power Level, dB
Large Rotary Bored Piling Rig	25	1	C3. Row 14	113
Tracked Excavator	50	2	C2 Row 14	107
Concrete Pump	50	1	C3. Row 26	108

It has been recognised that the prediction of equipment on times during any working period is difficult to determine accurately such that some level of assumption remains about equipment usage times.

Equipment on-times have been assumed based upon an understanding of common equipment uses from similar projects and consented applications. Following Table 5-2 and Table 5-3 above, the equivalent cumulative sound power level per work activity has been established following on-time assumptions. The calculated overall sound power level is presented in Table 5-4.



Table 5-4: Equivalent Sound Power Level Per Activity

Measurement Information			Equivalent Sound Power Level Per Activity, dB L _{WA}
Equipment	Quantity	On-time %	
Phase 1			
Tracked Excavator	2	80	109
Dozer Spreading Fill	1	10	98
Vibratory Roller	1	10	92
Dump Truck	1	10	99
Water Pump	2	100	96
Lorry	1	10	98
Road Sweeper	1	10	94
Cumulative equivalent sound power level per activity			110
Phase 2			
Large Rotary Bored Piling Rig	1	25	107
Tracked Excavator	2	50	107
Concrete Pump	1	50	105
Cumulative equivalent sound power level per activity			111

5.3 Noise Prediction Methodology

Using the sound power levels and associated percentage on-times shown in Table 5-2 and Table 5-3, noise levels from each construction phase have been predicted at the nearest NSRs to the Site.

The predictions have been undertaken using the proprietary noise modelling software CadnaA which incorporates the methodology outlined in BS 5228:2009+A1:2014. The model assumes soft ground.

Each phase of construction has been modelled as an area source with an operational sound power level equal to the cumulative equivalent sound power level for each phase as shown in Table 5-4.

During all phases, it has been assumed that most of the plant will be operating at ground level, therefore a height of 2m above ground level for the area source has been assumed. The area source has been modelled as 65m x 65m area source, which is considered a representative working area based on previous experience, at the closest proximity to each receptor.

5.4 Predicted Noise Levels and Assessment

With reference to the methodology above, the predicted noise levels for each Phase of the construction works at each of the nearest NSRs are shown in Table 5-5 and Table 5-6. The Tables also compare the predicted noise levels with the threshold value adopted for the assessment. Noise levels have been predicted at a height of 1.5 m which is representative of a ground-floor window for each receptor.



Table 5-5: Phase 1 Site Clearance Predicted Noise Levels and Assessment, L_{Aeq} dB(A)

Receptor	Predicted Noise Level	Thres. Values	Difference
CR1	63	65	-2
CR2	64	65	-1
CR3	64	65	-1
CR4	64	65	-1

Table 5-6: Phase 2 Piling Predicted Noise Levels and Assessment, L_{Aeq} dB(A)

Receptor	Predicted Noise Level	Thres. Values	Difference
CR1	64	65	-1
CR2	65	65	0
CR3	64	65	-1
CR4	64	65	-1

It can be seen from Table 5-5 and Table 5-6 that the noise limit for construction noise during the assessed phases will be met at the nearest NSR's. Construction noise effects are therefore likely to be not significant. Given that the predicted noise level is at the limit at CR2, and close to the limit at all other receptors, it is recommended where works are undertaken at the closest proximity to existing receptors that temporary screening is used to reduce noise levels as far as practicable.

Additionally, a construction noise management plan could be implemented, which identifies best practice methods in order to prevent significant impacts from construction noise. These are typically secured through the imposition of an appropriately worded planning condition.



6.0 ProPG Assessment

The assessment method of ProPG has been applied to the development to understand the risks and design requirements to mitigate the proposal from environmental noise sources.

The environmental survey provided in Section 4.0 of this report has been utilised to inform a baseline noise modelling exercise for the site. The results of the monitoring have been used to calibrate the noise model which contains existing Site contours.

6.1 Noise Model

The sound predictions for the assessment have been undertaken using a proprietary software-based noise model, CadnaA®, which implements the full range of UK calculation methods. The calculation algorithms set out in ISO 9613-2:2024 have been used and the model assumes:

- Relative humidity of 70%.
- Air temperature of 10°C.
- Contour Data to include 2m LiDAR terrain data.
- A reflection factor of 2.
- A ground absorption factor of 1.

The range of measured noise levels and the calibrated noise levels used in the CadnaA model for each of the measurement positions are presented in Table 6-1. It should be noted that because the noise meter failed at Location 1 during the monitoring period; the measured data from Locations 2 and 3 have been adopted for the purpose of calibrating the noise model, as these locations recorded for the full 5-day monitoring period. Therefore the dataset is more robust and representative of noise levels across the Site.

Table 6-1: Model Calibration to Measured $L_{Aeq,T}$ levels (dB)

Measurement position	Period	Measured range $L_{Aeq,T}$	CadnaA Model value $L_{Aeq,T}$	Difference
2	Day	49	49	0
	Night	44	44	0
3	Day	48	48	0
	Night	43	43	0

As above, the noise model has been calibrated against transport sources associated with road traffic noise along A24, Rectory Lane, Billingshurst Road and London Road as these were observed to be the dominant source of noise across the Site. As you can see above, the measured noise levels have been suitably verified in the noise model.



6.2 Daytime Noise Risk Assessment

The daytime $L_{Aeq,16hr}$ noise environment at a height of 1.5m above ground level can be seen in Figure 6-1.

The predicted noise levels are in-line with the data presented in Table 6.1.

Figure 6-1: Daytime $L_{Aeq,T}$ Noise Level Across Site, dB



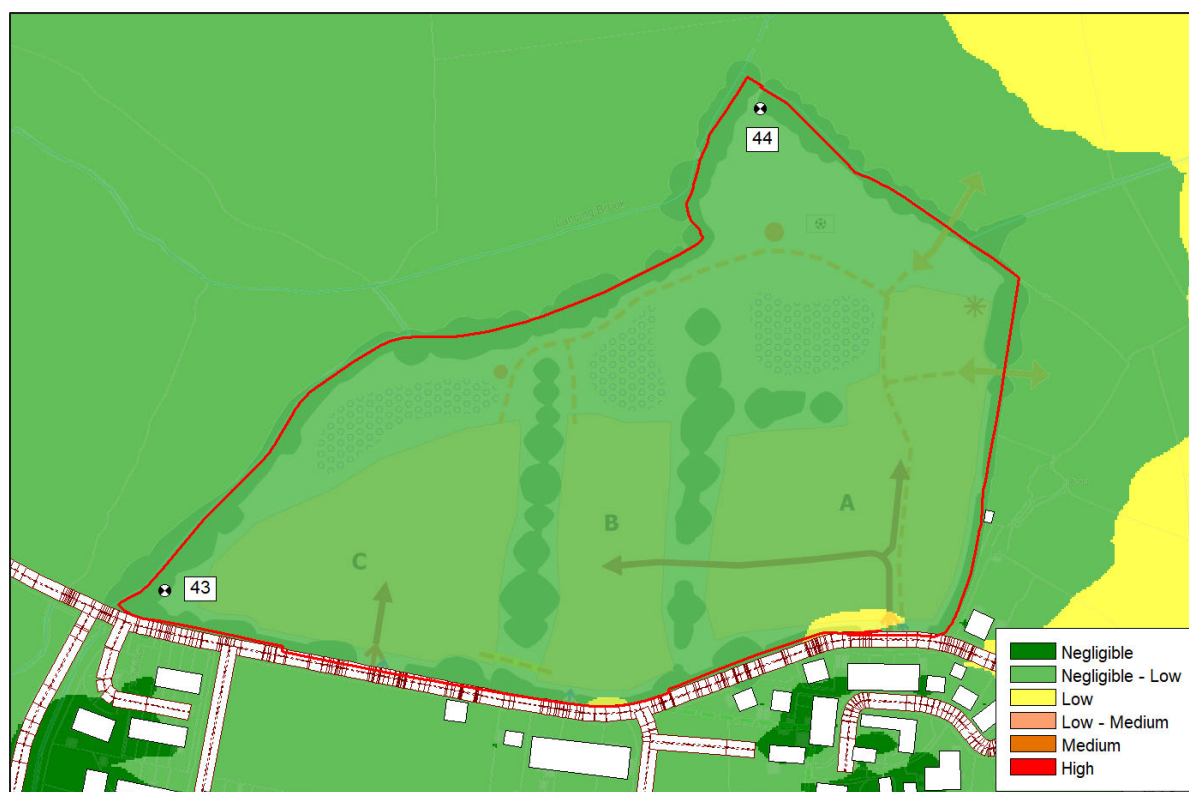
6.3 Night-Time Ambient Sound Level

The night-time $L_{Aeq,8hr}$ noise environment at a height of 1.5m above ground level can be seen in Figure 6-2.

The predicted noise levels are in-line with the data presented in Table 6.1.



Figure 6-2: Night-Time $L_{Aeq,T}$ Noise Level Across Site



6.4 Night-Time Maximum Sound Level

Night-time maximum levels have been established from the period 23:00 – 07:00, with maxima reviewed in terms of 5-minute $L_{Amax}(F)$ values, with the 10th highest reported for 5-minute periods per a published, statistical approach⁴. The 10th highest maximum noise level from Location 3 is 63dB, which is approximately 20 dB above the average equivalent dB $L_{Aeq,8h}$ level.

6.5 Stage 1 – Initial Risk Assessment

The modelling of transport noise across the existing site in Figure 6-1 and Figure 6-2 has been used to undertake an initial site risk assessment, in accordance with Stage 1 of ProPG.

The dominant sound source across the site was noted from road traffic noise. Figure 6-3 provides an indication of risk in accordance with the ProPG noise risk hierarchy based upon measured levels at Location 2.

⁴ Paxton, B. Conlan, N et al. Assessing L_{Amax} for residential developments: the AVO guide approach. Proceedings of the Institute of Acoustics. Volume 41, Part 1, 2019.



Figure 6-3: ProPG Indicative Risk Assessment

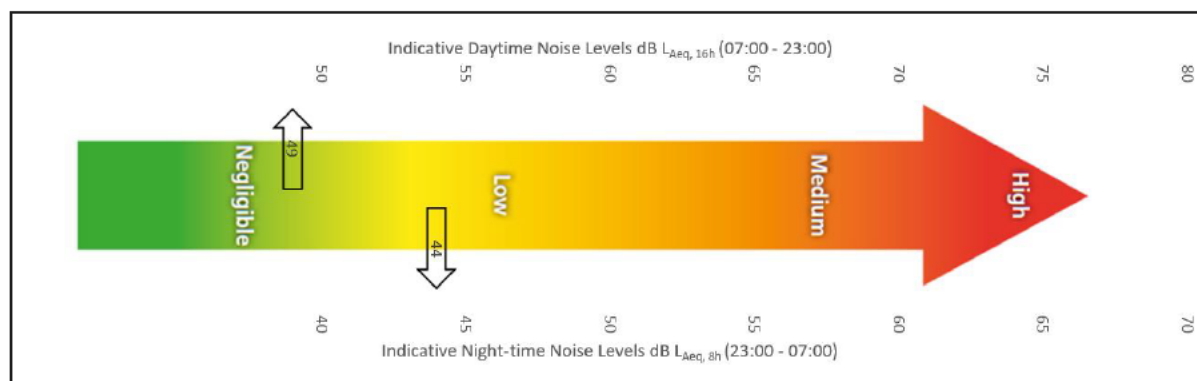


Table 6-2 provides a summary of the noise levels at each monitoring location at a height of 1.5m. As stated, due to the meter failure at Location 1 and the longer monitoring period at Location 2 and 3, these have been used for the basis of the ProPG assessment.

Table 6-2: Summary Assessment of External Noise Levels, dB

Location	Period	Hours	Indicative Noise Level	Noise Risk Category
L2 Northern Boundary	Daytime	07:00 – 23:00	49	Negligible
	Night-Time	23:00 – 07:00	44	Negligible-Low
L3 Southwest Boundary	Daytime	07:00 – 23:00	48	Negligible
	Night-time	23:00 – 07:00	43	Negligible-Low

In accordance with ProPG, when reviewing Figure 6-1 and Table 6-2, during the daytime, the external noise level across the Site is considered a negligible risk during the day.

When reviewing Figure 6-2 and Table 6-2, during the night-time, the external noise is considered to be negligible-low risk across the Site. It is understood that no residential dwellings would be located in the small low-risk area, as identified on Figure 6-2.

Where a low noise risk has been noted, the pre-planning application advice stated in ProPG has been provided as follows:

“At low noise levels, the site is likely to be acceptable from a noise perspective provided that a good acoustic design process is followed and is demonstrated in an ADS [Acoustic Design Statement] which confirms how the adverse impacts of noise will be mitigated and minimised in the finished development.”

Where a negligible noise risk has been noted

“The noise levels indicate that the development site is likely to be acceptable from a noise perspective, and the application need not normally be delayed on noise grounds.”

As shown on Figure 6-1 and Figure 6-2 the residential development area falls within the negligible-low noise risk category and therefore the Site is likely to be acceptable from a noise perspective as above.



6.6 Building Fabric, Glazing and Ventilation-Acoustic Design

6.6.1 Glazing and Ventilation Specification

At this stage it has been determined that the specification of sound insulation measures will be controlled by incident external L_{Amax} noise level events ($L_{Aeq,7}$).

Glazing and ventilation that would meet this requirement would mitigate external ambient average noise levels day and night to a sufficient level to meet the internal ambient daytime and night-time noise limits of 35dB $L_{Aeq,16hour}$ and 30dB $L_{Aeq,8hour}$ respectively from BS8233:2014.

The specification for sound insulation across the scheme has been provided in Table 6-3.

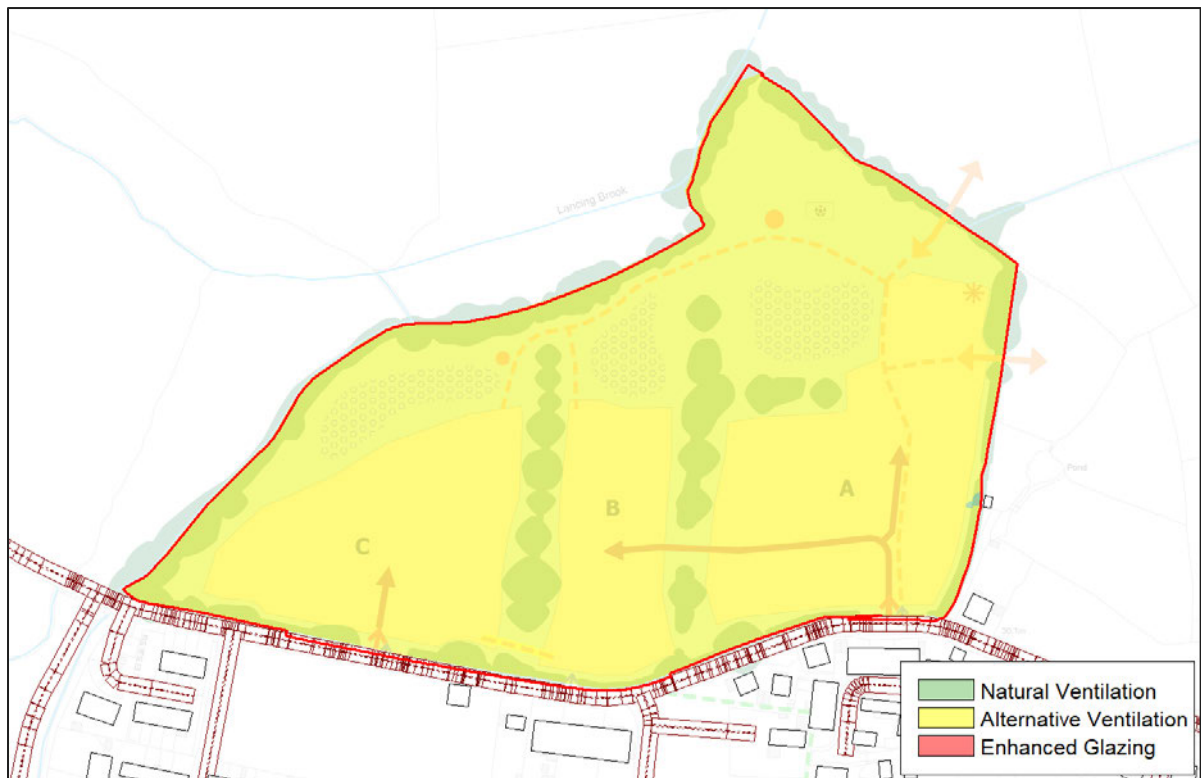
Table 6-3: Specifications for Windows and Ventilators

Location	Element	$R_w + C_{tr}$ dB / $D_{ne,w}$ dB value Required	Typical Configuration
Location 2 and 3	Windows	≥ 30 dB	Double glazing 4-16-4 standard glass types
	Ventilator	≥ 30 dB	Standard* window trickle vent as rated
*If intermittent extract fans define the preferred building ventilation strategy for any plot to the rear, then this specification has relied upon no greater than 2 No. ventilators per habitable room.			

The glazing and ventilation specifications would ensure that target internal noise levels recommended in BS8233 would be met when windows are closed with background ventilation provided.



Figure 6-4: Glazing and Ventilator R_w+C_{tr} / $D_{n,e,w}$ Requirements dB



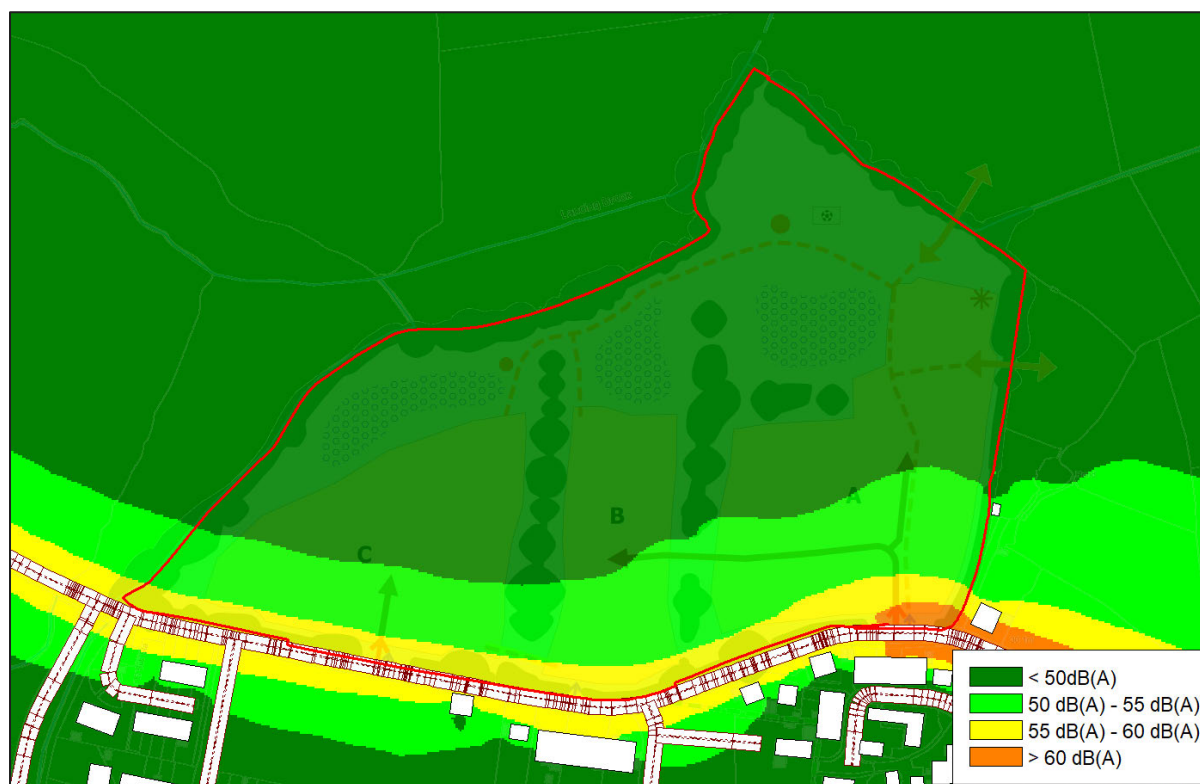
7.0 External Amenity Noise Level Assessment

7.1 Overview

It is generally accepted that private amenity spaces i.e. gardens, should have an area within them such that daytime noise levels are below the lower guideline value of ≤ 50 dB $L_{Aeq,16h}$ to provide a suitable climate for leisure and relaxation, and not exceed an upper limit of 55 dB $L_{Aeq,16h}$.

Figure 7-1 shows the predicted external noise levels across the open Site and to represent a worst-case scenario is inclusive of future year “Do Something” 2032 traffic flows along Rectory Lane.

Figure 7-1: Daytime $L_{Aeq,16hr}$ Noise Level in Amenity Areas



It can be seen from Figure 7-1 that across the majority of the Site the BS8233 upper limit of 55dBA is met where residential development is proposed, with the exception of areas directly adjacent to Rectory Lane. Given this assessment assumes an open Site, noise levels would be lower with the inclusion of screening from proposed dwellings. From a noise perspective, it is preferable for external amenity spaces to be positioned on the screened side of dwellings, where the building itself provides mitigation from road traffic noise. If this is not possible, then additional screening would be required for amenity areas in close proximity to Rectory Lane. As this is an outline scheme, the assessment would be further refined and confirmed at the detailed design stage.



8.0 Off-site Road Traffic Noise Assessment

The following assessment scenarios have been assessed:

- Do Minimum Future Year/Do Something Future Year (Short-term)

Comparable data has been provided for the future year 2032 by Charles Associates. For each link the Consultant Team has provided the 18-hour traffic flow and % HGV. Mean average speed has been provided for some road links. Where a mean average speed has not been provided, road speed limits have been used.

The $L_{A10,18hr}$ noise level has been calculated at 10 m from each road link, and the change in noise level has been calculated. The assessment results are presented in Table 8-1.

Table 8-1: Short-term Road Traffic Assessment Do Minimum 2032/Do Something 2032

Road	Do Minimum 2032 $L_{A10,18hr}$	Do Something 2032 $L_{A10,18hr}$	Do Minimum 2032/ Do Something 2032 Change $L_{A10,18hr}$
Rectory Lane (West of Site Access)	53.8	54.5	+0.7
Rectory Lane (between Site Access and Meiros Way)	58.8	59.9	+1.1
Meiros Way	52.9	52.9	0.0
Rectory Lane (between Meiros Way and The Sands)	61.3	62.1	+0.8
The Sands	51.9	51.9	0.0
Rectory Lane (between The Sands and London Road)	62.6	62.9	+0.3
London Road South	65.7	65.8	+0.1
London Road North	66.4	66.7	+0.3
Ivy Lane	37.4	37.4	0.0
Billinghurst Road	67.6	67.6	0.0
London Road north of B2133 Billinghurst Road Rdbt	63.7	63.7	0.0
A24 NB On-slip	70.4	70.4	0.0
B2133	68.2	68.3	+0.1
A24 NB Off-slip	64.3	64.5	+0.2
A24 SB On-slip	66.0	66.0	0.0
A24 SB Off-slip	68.8	68.9	+0.1

As shown in Table 8-1, the maximum change in noise levels associated with the Proposed Development is 1.1 dB along Rectory Lane (between the Site Access and Meiros Way). This falls within the 'Minor' impact noise category, whilst all other links assessed fall within the 'Negligible' impact noise category. As such, the impact of off-site road traffic noise is not considered significant.



9.0 Conclusions

Taylor Wimpey, has appointed SLR Consulting Ltd to undertake a noise impact assessment for a residential-led scheme at land north of Rectory Lane, Ashington, Pulborough. An outline planning application to include up to 125 residential dwellings, access, public open space and associated landscaping, drainage and highways infrastructure is currently being sought for the Site.

A construction noise assessment has shown that construction noise during the assessed phases will be within the accepted threshold noise limits at the nearest NSR's. It is recommended where works are undertaken at the closest proximity to existing receptors that temporary screening is used to reduce noise levels as far as practicable.

A ProPG Stage 1 Assessment has identified that the Site is a negligible risk during the daytime and a negligible-low risk during the night-time where residential development is proposed and therefore the Site is likely to be acceptable from a noise perspective as above. It is understood that no residential dwellings would be located in the small low-risk area, as identified on Figure 6-2. Glazing and ventilation specifications have been recommended and are designed to achieve internal ambient noise levels of 35 dB $L_{Aeq,16hr}$ (daytime) and 30 dB $L_{Aeq,8hr}$ (night-time) and 45 dB L_{Amax} (night-time) in accordance with BS8233:2014.

External amenity areas within proposed residential areas comply with the lower to upper guideline limit of 50-55 dB $L_{Aeq,T}$ recommended by BS8233, with the exception of areas directly adjoining Rectory Lane. In these areas, amenity spaces should be placed upon the shielded side of dwellings or be provided with screening. Noise levels are predicted based upon future traffic flows, rather than measured baseline noise levels and also assuming an open Site to ensure a robust, worst-case assessment. As this is an outline scheme, the assessment would be further refined and confirmed at the detailed design stage.

The off-site road traffic noise assessment has shown that noise falls within the negligible and minor impact categories and is therefore not significant.



10.0 Closure

The assessment has required a suitable level of technical ability and has been undertaken by a Suitably Qualified Person (SQP). An individual with all the following credentials has been considered a SQP for this assessment:

- Has a minimum of three years' verifiable experience (within the last five years) of providing noise impact assessments in planning. Such experience has clearly demonstrated a practical understanding of factors affecting acoustics in relation to the proposed development use and in the built environment in general, including acting in an advisory capacity to provide recommendations and design advice in planning, and;
- Holds a recognised acoustic qualification and membership of an appropriate professional body. The primary professional body for acoustics in the UK is the Institute of Acoustics.

This assessment has been led and managed by a SQP as defined above.

Where some elements of the assessment (e.g. measurements) have been carried out by an acoustician who does not meet the requirements above, this has been undertaken with the direct guidance and supervision of a SQP who has reviewed, agreed and overseen the measurement methodology and any results obtained.

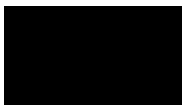
The SQP confirms that the relevant measurements and calculations:

- Represent good industry practice in accordance with available guidance.
- Are appropriate given the development being assessed and scope of works proposed.
- Avoid invalid, biased and exaggerated claims.

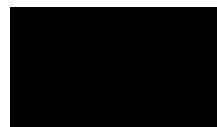
The checker and author of this document confirm that they both comply with the definition of a SQP defined in this Section.

Regards,

SLR Consulting Limited

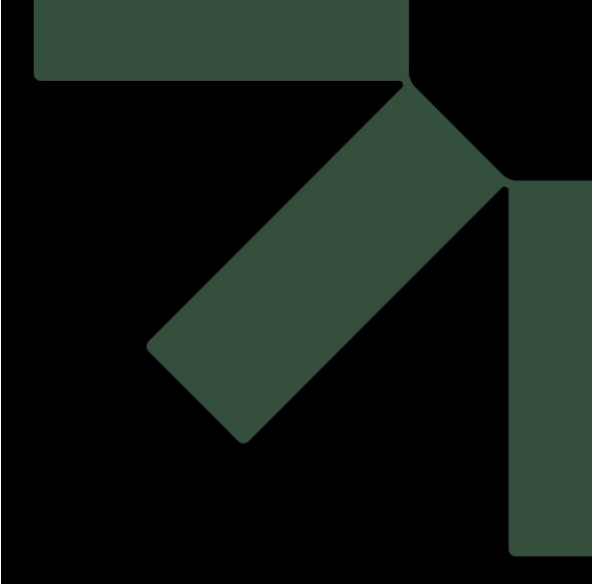


Emma Taylor-Aspinall MGeol (Hons) MIOA
Associate Consultant – Acoustics & Vibration



Benedict Sarton BSc. (Hons) MSc. MIOA
Technical Director – Acoustics & Vibration





Appendix A Glossary of Terminology

Noise Impact Assessment

Land north of Rectory Lane, Ashington

SLR Project No.: 402.065738.00001.01

8 July 2026

A.1 Glossary of Terminology

The human ear can detect a very wide range of pressure fluctuations, which are perceived as sound. In order to express these fluctuations in a manageable way, a logarithmic scale called the decibel, or dB scale is used. The decibel scale typically ranges from 0dB (the threshold of hearing) to over 120dB. An indication of the range of sound levels commonly found in the environment is given in the following table.

Table A-1: Sound Levels Commonly Found in the Environment

Sound Level	Location
0 dB(A)	Threshold of hearing
20 to 30 dB(A)	Quiet bedroom at night
30 to 40 dB(A)	Living room during the day
40 to 50 dB(A)	Typical office
50 to 60 dB(A)	Inside a car
60 to 70 dB(A)	Typical high street
70 to 90 dB(A)	Inside factory
100 to 110 dB(A)	Burglar alarm at 1m away
110 to 130 dB(A)	Jet aircraft on take off
140 dB(A)	Threshold of Pain

A.2 Acoustic Terminology

dB (decibel) The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure (of 20 μ Pa).

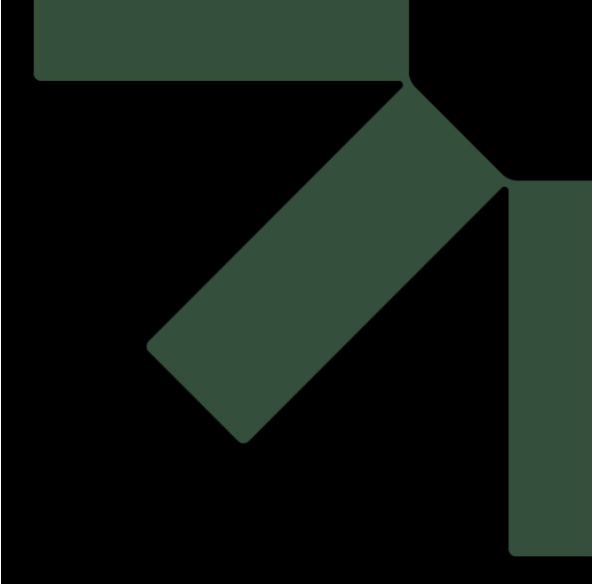
dB(A) A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.

$L_{Aeq, T}$ $L_{Aeq, T}$ is defined as the notional steady sound level which, over a stated period T, would contain the same amount of acoustical energy as the A-weighted fluctuating sound measured over that period.

$L_{A10, T}$ & L_{A90} If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L_{A10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{A90} is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L_{A10} index to describe traffic noise.

$L_{Amax(F)}$ $L_{Amax(F)}$ is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.





Appendix B Weather Data

Noise Impact Assessment

Land north of Rectory Lane, Ashington

SLR Project No.: 402.065738.00001.01

8 July 2026

Figure B-1: Weather Data

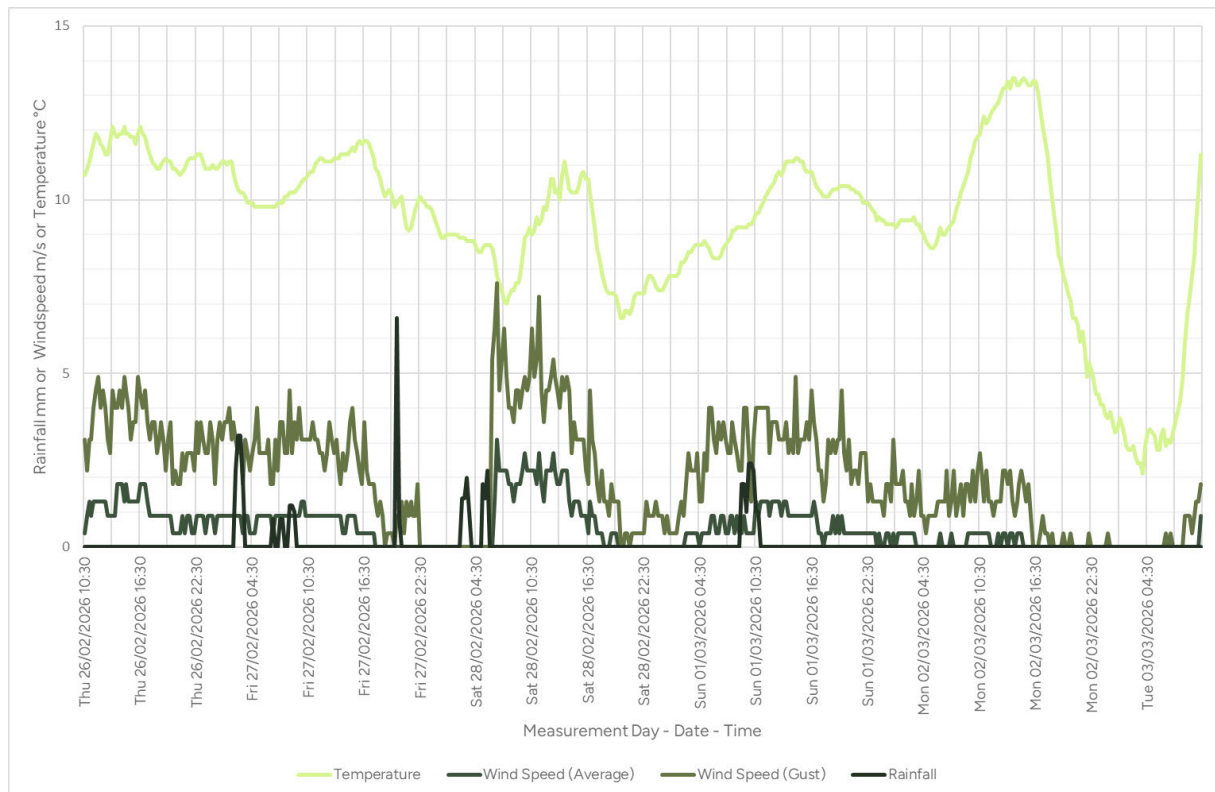
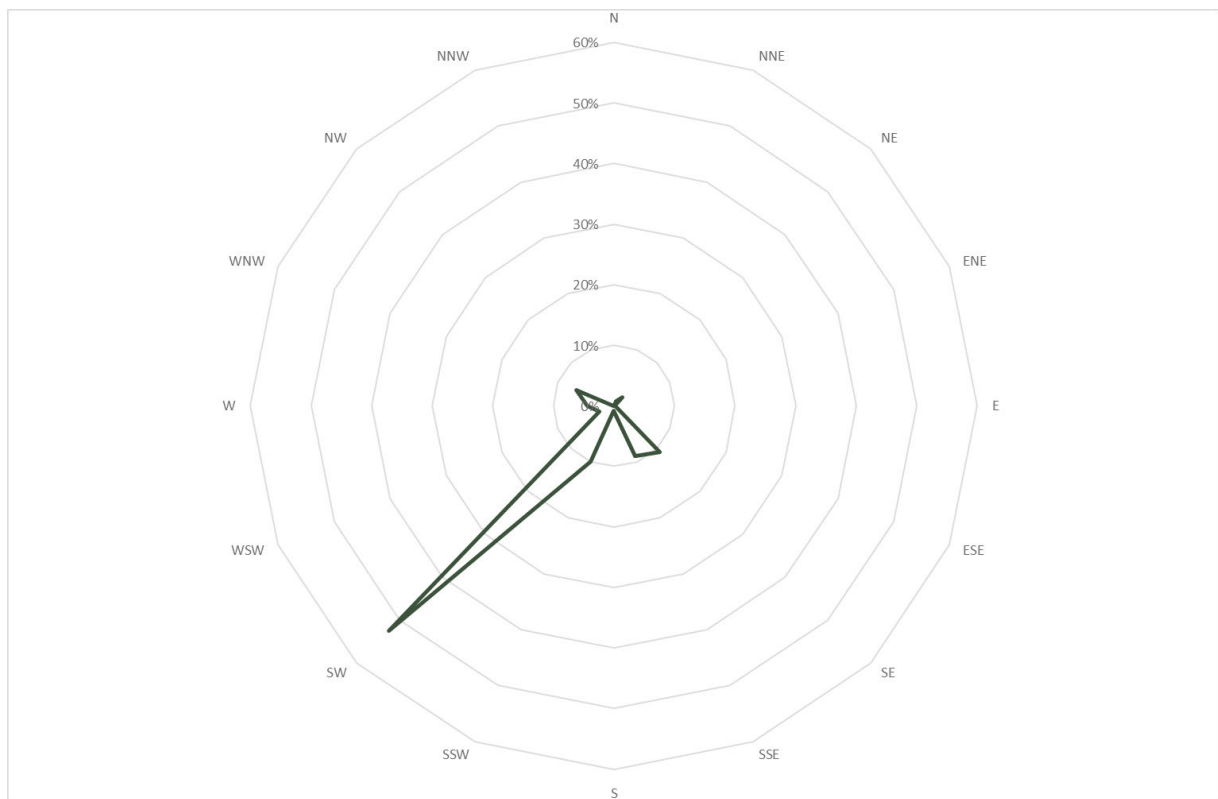
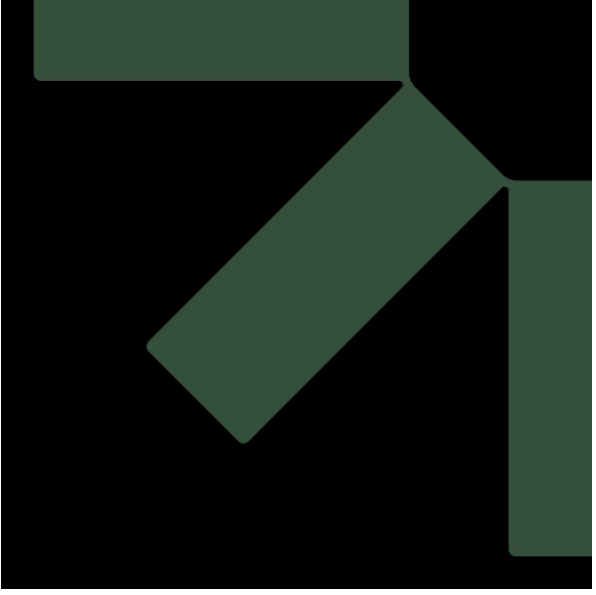


Figure B-2: Wind Direction Data





Appendix C Survey Photos

Noise Impact Assessment

Land north of Rectory Lane, Ashington

SLR Project No.: 402.065738.00001.01

8 July 2026

Figure C-1: Location 1

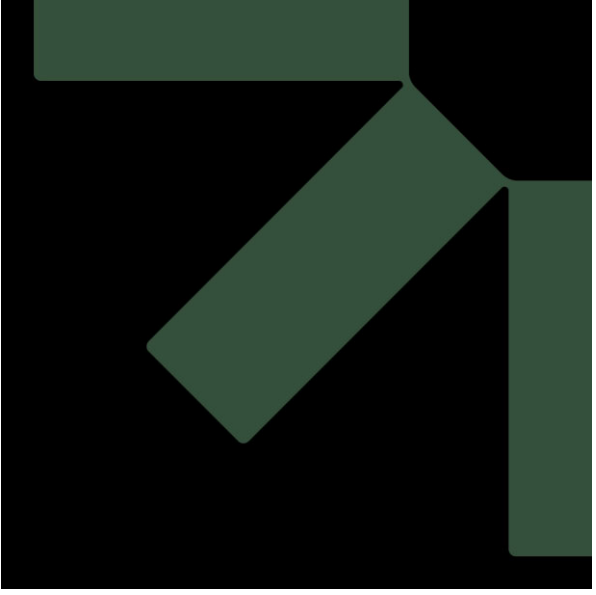


Figure C-2: Location 2



Figure C-3: Location 3





Appendix D Noise Survey Results

Noise Impact Assessment

Land north of Rectory Lane, Ashington

SLR Project No.: 402.065738.00001.01

8 July 2026

Figure D-1: Measured Sound Levels at Location 1, free-field, dB

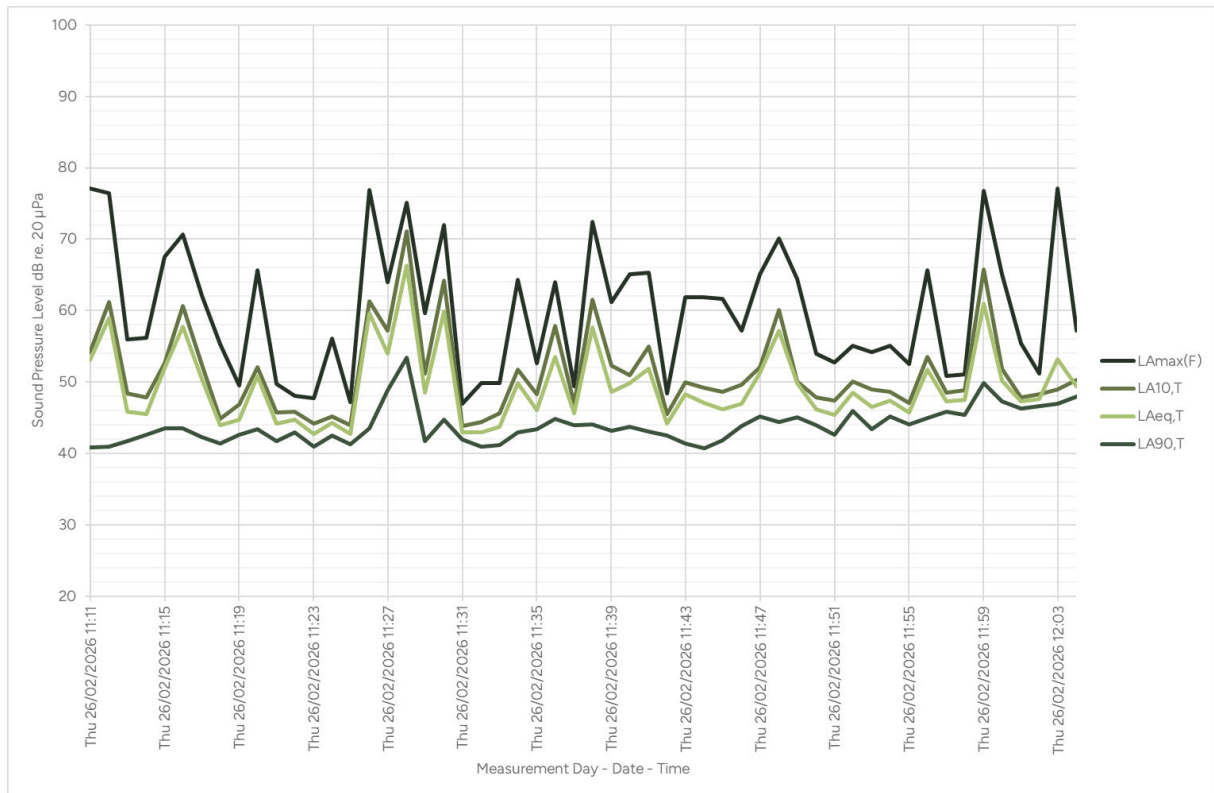


Figure D-2: Measured Sound Levels at Location 2, free-field, dB

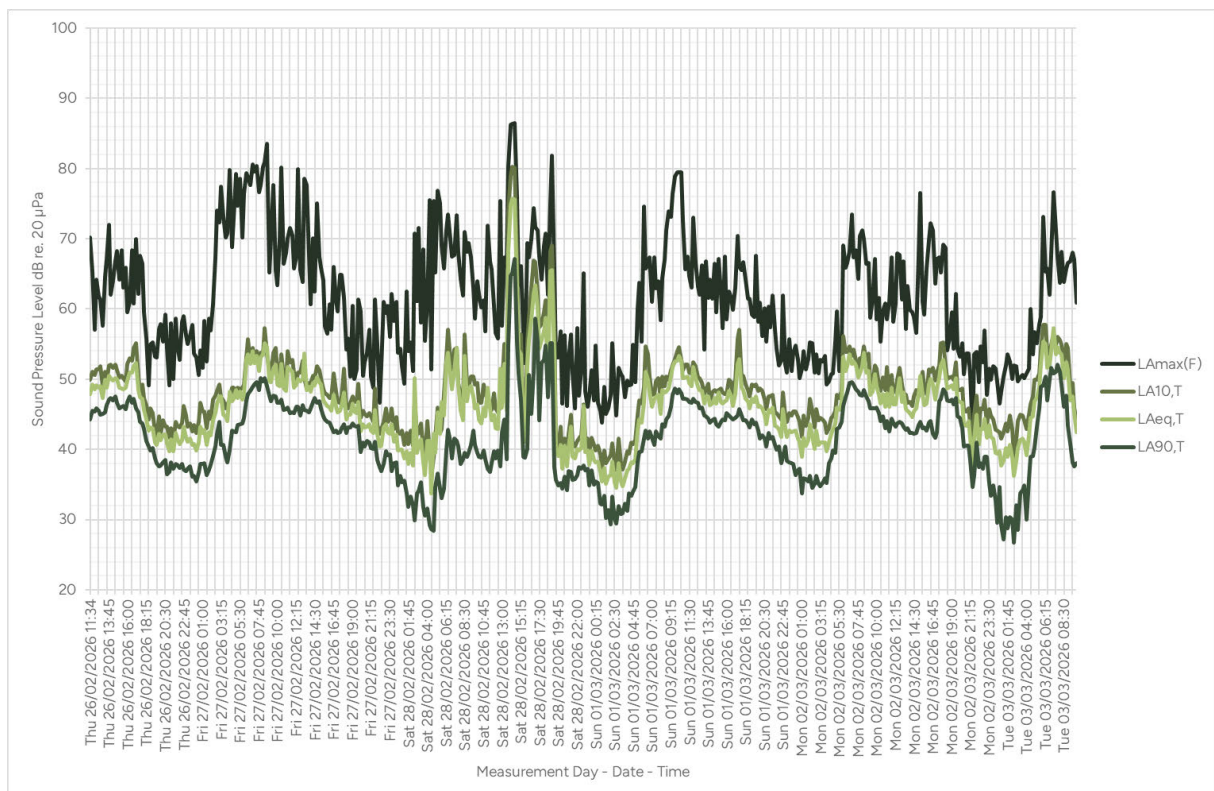


Figure D-3: Background Sound Levels at Location 2, free-field, $L_{A,90dB}$

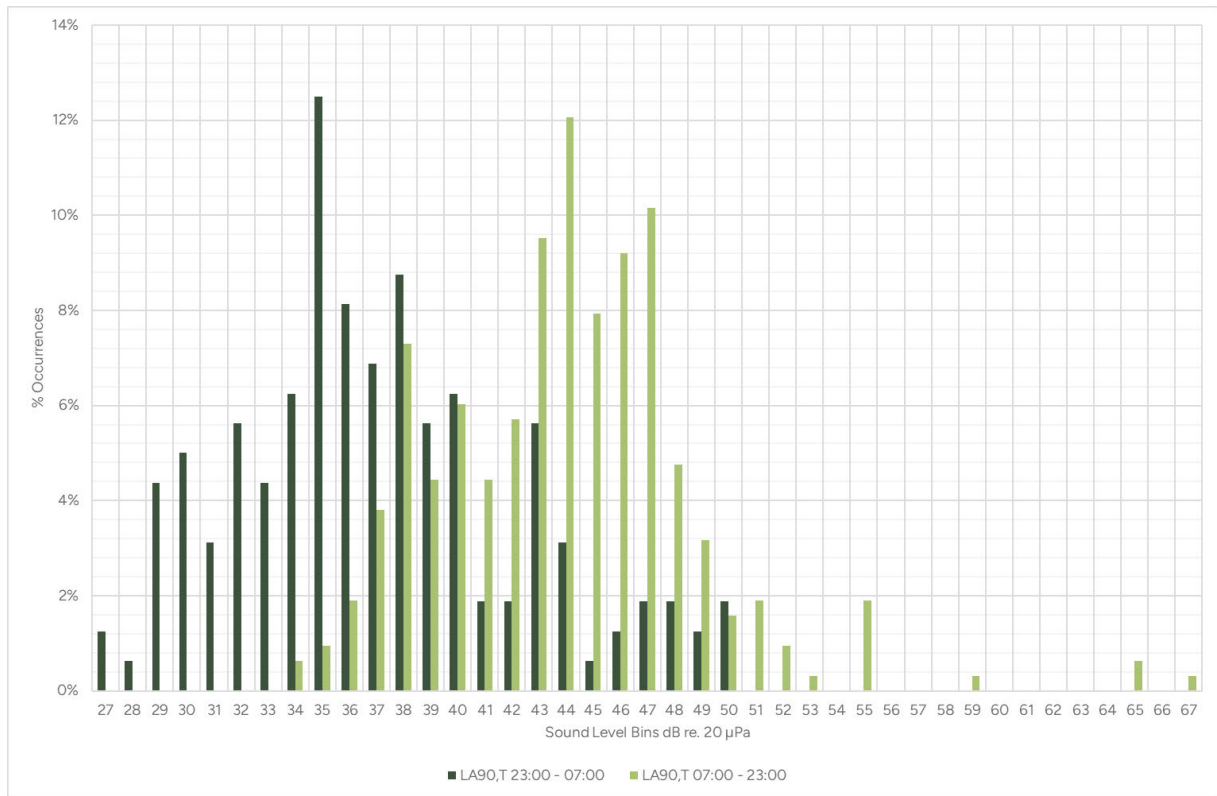


Figure D-4: Measured Sound Levels at Location 3, free-field, dB

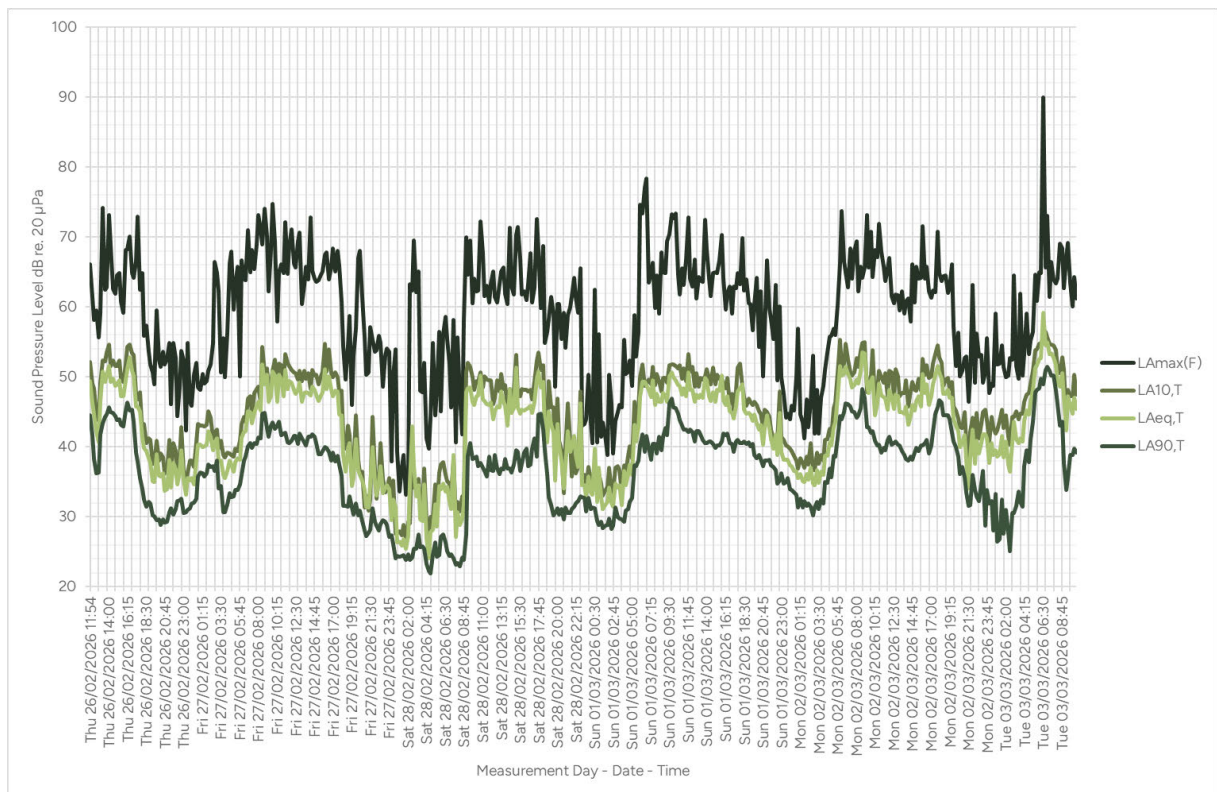
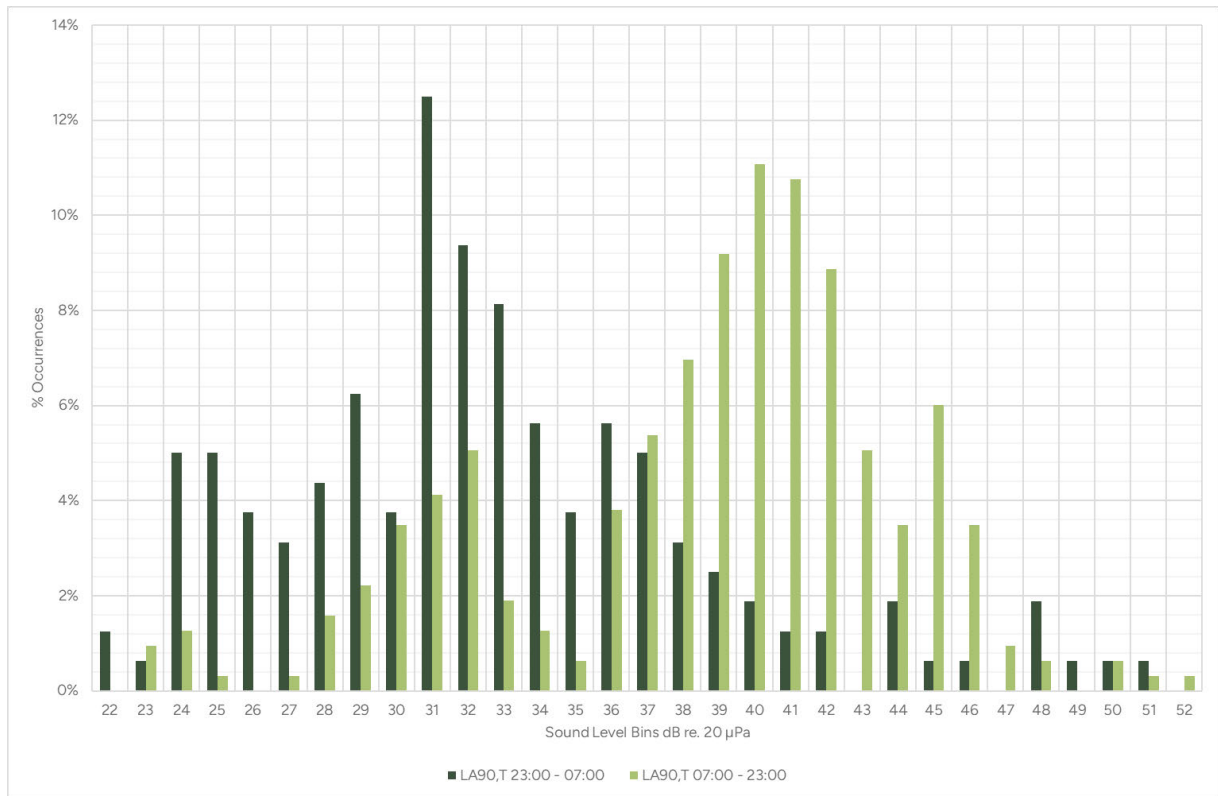


Figure D-5: Background Sound Levels at Location 3, free-field, $L_{A,90}$ dB





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