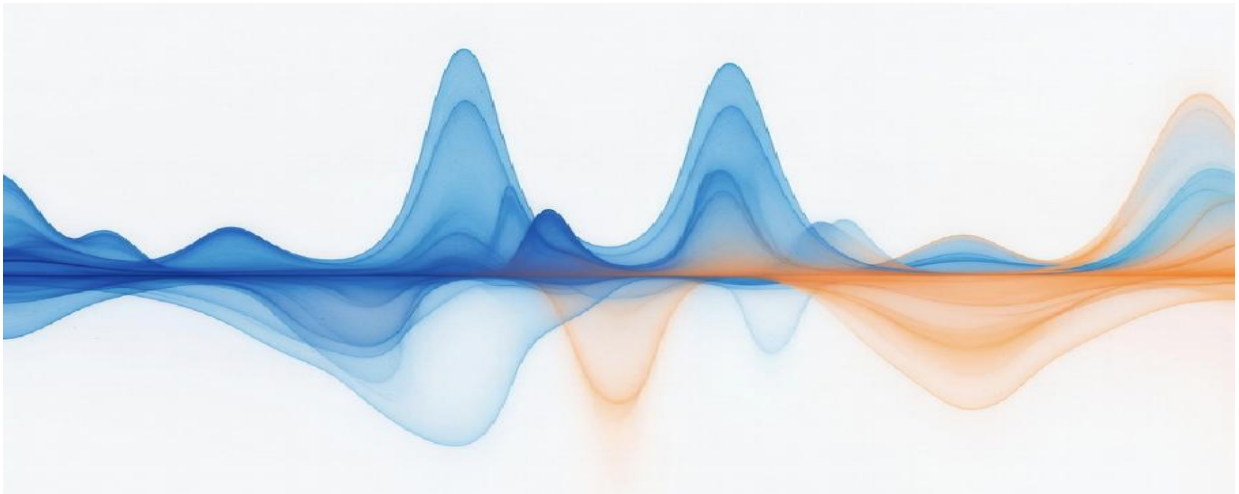




Noise Impact Assessment

37 Albion Street,
Southwick,
Brighton
BN42 4DN



PREPARED BY

C.J. Cornish

17th November 2025

Report Reference: OES25/001PRH/V1



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Executive Summary

Oakridge Environmental Services Ltd was commissioned by Wilkinson Planning, on behalf of PR Homes Ltd, to undertake a Noise Impact Assessment for the proposed conversion of 37 Albion Street, Southwick, Brighton (BN42 4DN) from B2 commercial use to residential dwellings.

Survey & Methodology

- Noise monitoring was conducted between 16th–20th October 2025 using attended and unattended measurements at two locations (ML1 – north boundary near railway; ML2 – south boundary near A259 and docks).
- Sources identified: A259 road traffic (dominant), railway movements, dock operations, occasional site workshop noise, and natural sounds.

Key Findings

- **Ambient Noise Levels:**
 - ML1: Day 57 dB LAeq, Night 49 dB LAeq, LAmax up to 80 dB
 - ML2: Day 68 dB LAeq, Night 61 dB LAeq, LAmax up to 91 dB
- Initial ProPG Stage 1 risk: **Medium to emerging High**.
- BS8233:2014 internal noise targets cannot be met with windows open; alternative ventilation is required.
- South façade most affected by A259 traffic; north façade impacted by rail noise

Mitigation Recommendations

- Enhanced glazing specifications for habitable rooms (up to Rw 52 dB for bedrooms on south façade).
- Alternative ventilation (MVHR or acoustic trickle vents) to maintain internal comfort without compromising noise control.
- No additional acoustic barriers or layout changes feasible due to site constraints.

Planning Conclusion

With recommended glazing and ventilation, internal noise levels will comply with BS8233:2014 and WHO guidelines. External amenity areas will achieve acceptable conditions.

Recommendation: Planning permission should be granted **with conditions** requiring installation of specified acoustic measures.



1. Scope

Oakridge Environmental Services Limited have been instructed by Wilkinson Planning, on behalf of the PR Homes Ltd, to carry out a noise impact assessment at 37 Albion Street, Southwick, Brighton, BN42 4DN (now referred to as 'the site' in this document) to determine whether the noise environment is suitable for residential dwellings.

This report is to accompany the application for Planning permission to change the use of the land from a B2 commercial use at to residential use. Proposed plans are included in APPENDIX 2

The survey comprises part attended and unattended noise measurement to establish worst case day and night ambient average noise levels resulting from Road, Railway and nearby commercial use at the docks to the south.

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The scope of work, limitations and conditions relating to the use of this report are detailed in APPENDIX 1 of this report.

2. The Site

The site is approximately 0.14 ha in size located at grid reference 523806 105007 and is within Adur and Worthing District Council boundaries.

The site is a rectangular plot with a large building located at the northern half of the site and parking/internal roadway to the front with a small single storey building to the eastern side.

The site directly to the west is a multi-storey block of modern flats. Victoria Road borders the east boundary beyond which is a vacant plot of land which appears to be for vehicle parking.

To the north there is an elevated 2 track railway line running West to East, beyond which there are sports fields and a residential housing estate. To the southern border there is the A259 beyond which is an aggregates yard with dock berth.

Photo 1 below shows an aerial image of the area, an indicative site outline is shown in red please refer to location plan in APPENDIX 2 for a more accurate site outline

Figure 1. Aerial View of site and surroundings





3. Noise Standards and Guidance

3.1.ProPG: Planning and Noise: New Residential Development 2017

Professional Practice Guidance (ProPG) on Planning and Noise has been produced to provide practitioners with guidance on a recommended approach to the management of noise within the planning system in England. The guidance encourages better acoustic design for new residential development and aims to protect people from the harmful effects of noise. It aims to complement Government planning and noise policy and guidance.

There is a two-stage approach to assessing sites for residential dwellings using this guidance.

- Stage 1 – An initial assessment of the proposed development site, and.
- Stage 2 a systematic consideration of four key elements.

The four key element for implementing stage 2 of the recommended approach are.

- Element 1 – Demonstrating ‘Good Acoustic Design Process’
- Element 2 – Observing ‘internal Noise Guideline Values’ (BS8233:2014)
- Element 3 – Undertaking and external amenity are noise assessment (BS8233)
- Element 4 – Consideration of other relevant issues.

The initial stage 1 assessment should conclude on the risk posed by noise from the site which shall be ranked as

- Negligible Risk
- Low Risk
- Medium Risk
- High Risk

The elements of stage 2 should then inform an Acoustic Design Statement (ADS) which is proportionate and relevant to the risk posed by the site and the scale of the development. An ADS should not be necessary for sites assessed as being negligible risk.

Following the above stages, including the initial site risk assessment and full assessment, recommendation to the decision maker is determined as follows:

- A.** Grant without noise conditions; or
- B.** Grant with noise conditions; or
- C.** Avoid (significant adverse effects); or

D. Prevent (unacceptable adverse effects).

3.2. BS8233: 2014 Sound insulation and noise reduction for buildings. Code of practice

This British Standard provides a definition for a range of ambient noise levels considered to provide 'good' or 'reasonable' in certain habitable rooms. Figure 2 below shows the internal ambient noise levels recommended by BS8233 for rooms that can reasonably be expected to be for resting and sleeping.

BS8233 recommended Indoor ambient noise levels.

At night L_{Amax} levels indoors should not typically exceed 45dBA in bedrooms more than 10-15 times per night period.

As a general rule of thumb, it is considered that the difference in noise level between outside and inside is 30-35dBA for a standard residential construction with the windows closed.

BS8233 also advises that an open window will typically provide 10-15dB noise reduction between outside and internal noise because of insertion loss.

3.3. BS 4142: 2014 Method for rating industrial noise affecting mixed residential and industrial areas.

BS4142:2014 is a commonly used methodology for rating noise from industrial sources and estimating their potential to cause complaints from residential dwellings. It has been widely used for assessing the impact of proposed industrial noise source on an existing residential area.

The assessment methodology is based upon the sound levels measured outside the dwelling and requires a noise rating level to be applied for the source of noise being assessed against the background noise levels at receptor premises.

The Standard makes it clear that it is not intended for the assessment of noise within dwellings.

3.4. National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

The NPPF includes noise in Chapter 15 and states the following.

198. 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 impact 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; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

200. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

The National Planning Policy Guidance aims to provide some clarity to local authorities on how to view and assess observed effect levels in line with the Explanatory Notice of the Noise Policy Statement for England. The table below summarises the noise exposure hierarchy, based on the likely average response.

Table 1 – NPPG Observable Effect Levels and planning actions.

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect NEL	No specific measures required
Noticeable and not intrusive	Noise can be heard but does not cause any change in 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.	No Observed Adverse Effect NOAEL	No specific measures required
		Lowest Observed	

		Adverse Effect Level LOAEL	
Noticeable 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; <u>where there is no alternative ventilation</u> , having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level SOAEL	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; <u>where there is no alternative ventilation</u> , 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
Noticeable 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 UOAEL	Prevent

3.5. Noise Policy Statement for England (NPSE)

The NPSE aims are to achieve, through the effective management and control, noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life.
- mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life.

The NPSE introduces the concept of observable effect levels in relation to noise and uses the following concepts.

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.

LOAEL – Lowest Observed Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur.

There is no specific defined measured level of noise which corresponds to these levels.

The first aim of the NPSE states that significant adverse effects on health and quality of life should be avoided while also taking into account the guiding principles of sustainable development.

The second aim of the NPSE refers to the situation where the impact lies somewhere between LOAEL and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development. It does mean that such adverse effects cannot occur as a result of development when considering the guiding principles of the NPPF as whole.

The third aim seeks, where possible, to positively to improve health and quality of life through the pro-active management of noise while also taking into account the guiding principles of sustainable development.

Adherence to the aims of the NPSE and ensuring that there is no SOAEL caused by noise from a proposed development will ensure that the aims of the NPPF can be satisfied and that noise will not cause a loss of amenity giving grounds for refusal of a proposal based on the potential for noise to have an unreasonable effect on an existing property.

The European Environment Agency technical report “*Good practice guide on noise exposure and potential health effects*” published in October 2010, presents results of research (current at the time of publication) about the health effects of noise. Table 2 shows the threshold levels at which adverse effects have been shown to occur. These can be used to assess special situations where the uncertainty in relation to the endpoints in terms of health and wellbeing is large (e.g. noise sources for which exposure-response relationships have not been established).

Table 2 – Effects of noise on health and wellbeing with sufficient evidence

Effect	Dimension	Acoustic indicator ¹	Threshold ²	Time domain
Annoyance disturbance	Psychosocial, quality of life	L _{den}	42	Chronic
Self-reported sleep disturbance	Quality of life, somatic health	L _{night}	42	Chronic
Learning, memory	Performance	L _{eq}	50	Acute, chronic
Stress hormones	Stress Indicator	L _{Amax} L _{eq}	N/A	Acute, chronic
Sleep (polysomnographic)	Arousal, motility, sleep quality	L _{Amax} , indoors	32	Acute chronic
Reported awakening	Sleep	SEL _{indoors}	53	Acute
Reported health	Wellbeing clinical health	L _{den}	50	Chronic
Hypertension	Physiology somatic health	L _{den}	50	Chronic
Ischaemic heart diseases	Clinical health	L _{den}	60	Chronic

3.6. Standards Appropriate for this assessment.

The principles of Pro Pg will be followed for this assessment to determine the risk level for the noise environment and to recommend good acoustic design principles to provide a living environment for future occupants where noise does not have a significant impact on the quality of life and wellbeing of future occupants of the proposed flat.

BS8233:2014 will be used to assist in determining the suitability of the noise environment from overall noise exposure and ensure that good internal noise levels will be afforded to future occupants.

¹ L_{den} and L_{night} are defined as outside exposure levels. L_{Amax} may be either internal or external as indicated.

² Level above which effects start to occur or start to rise above background.

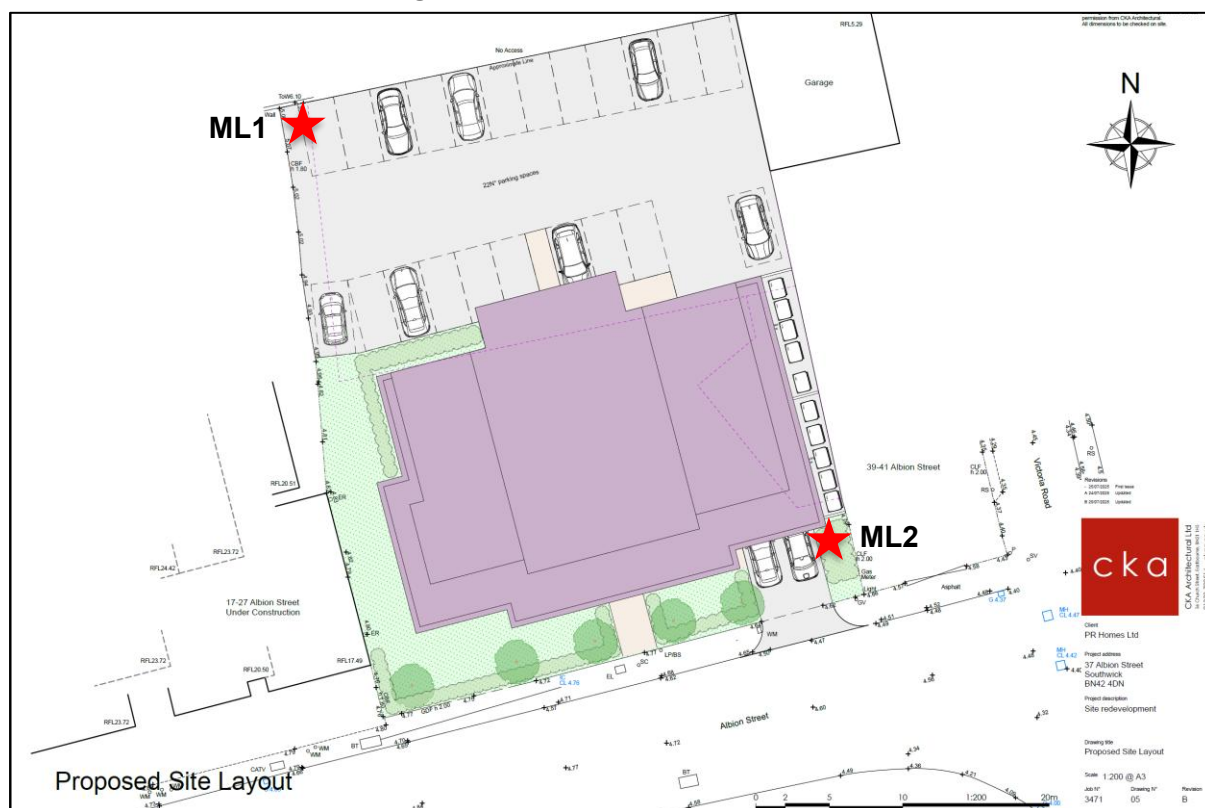
4. Noise Impact Assessment

4.1. Noise Measurement Methodology

The site noise survey was carried out between the 16th October 2025 and the 20th October 2025. 2 long term monitoring locations ML1 and ML2 were located to capture day and night representative background noise as shown in Figure 2.

The SLM was set up on a heavy-duty tripod approximately 4m to be close to the railway height, ML1 is located at the north boundary to capture road the noise from railway at the rear of the site while ML2 was located at a height of 1.5m closer to south boundary to capture noise from the A259 and docks. These locations are shown in Figure 2 on the proposed plan showing the proposed locations of the residential building. Site Plans are included in APPENDIX 2.

Figure 2 – measurement locations (ML)



The equipment list is shown in APPENDIX 4. Results and observation are discussed in section 4.2 of this report with all noise data presented in APPENDIX 2

4.2. Noise Results and Observations

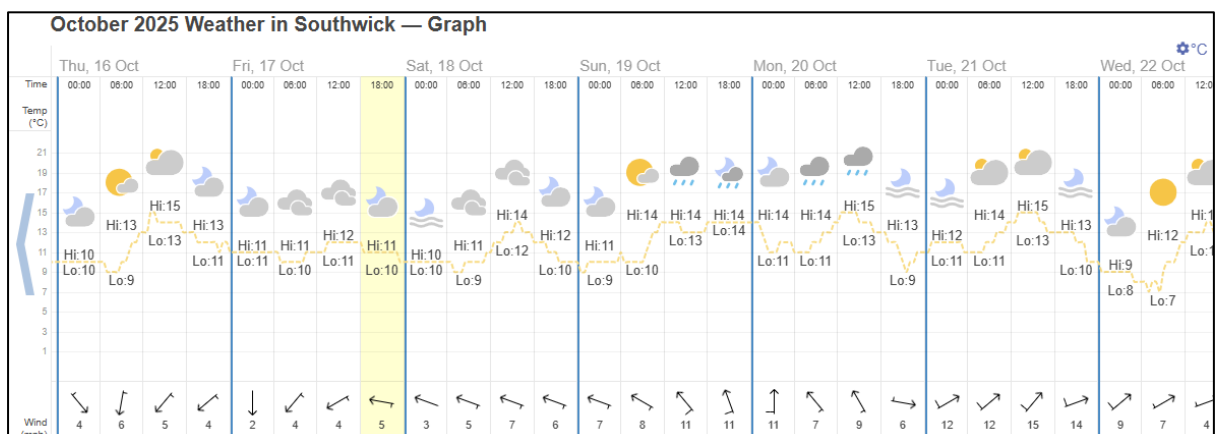
External noise was observed as being from the following sources

- Road traffic – Local Traffic on the A259, this was more dominant at ML2
- Railway Noise – This is a busy train line with regular passenger and freight movements This is more dominant at ML1
- Shoreham terminal Dock Noise – Various commercial noises including Ship engines, other mechanical sounds and impact noises, this is more noticeable at the front of the site when road traffic is low, but less noticeable when the road is busy.
- Birdsong
- Noise from the workshop at the application site was on occasion noticeable but not dominant over the periods used for the metrics relevant to this assessment.

Weather during the survey was noted at the time of deployment and collection and for the unattended measurements noted from a nearby location and weather sites. The historic weather records for the full duration are shown in figure 3 below and can be found on Time and Date .com

<https://www.timeanddate.com/weather/@12262102/historic?month=10&year=2025>

Figure 3 – Weather records



Day and nighttime results at each location are shown in table 1.

Table 1 – Monitoring Day/Night results

Location	L _{Aeq} 16hour Daytime	L _{Aeq} 8hour Nighttime	L _{Amax} night
ML1	57dB Range 54 to 61	49dB Range 40 to 55	Ave 73dB Range 59– 80dB
ML2	68dB Range 63 to 71	61dB Range 58 to 65	Ave 84dB Range 79 – 91dB

The figures for ML1 and ML 2 will be used to calculate noise at the facades of the proposed buildings at each floor using IMMI (2025) modelling software. The model uses the ISO 9613 – 2 (2024) methodologies.

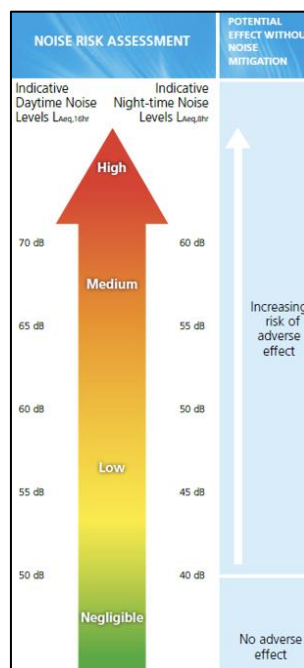
The proposed plans for each floor are included in APPENDIX 2, Octave Bands and the IMMI calculations for each for each floor are in APPENDIX 5.

4.3. Pro-PG Initial Risk Assessment

The results have been compared to the guidance in section 2 of ProPG when considering Figure 3 below (figure 1 in Pro PG) – Stage 1 initial site noise risk assessment.

The initial Risk is assessed as, **Medium to emerging High risk.**

Figure 3



4.4. BS8233:2014 Internal Noise

Tables 2 shows the internal noise levels in habitable rooms based on simple insertion loss adjustments of -10 to -15dB through an open window. For the purpose of this assessment -13dB will be allowed for insertion loss. Windows closed calculations will be based on a standard double-glazed window with an acoustic performance of 25Rw+Ctr (Rw30).

It is understood that no windows are proposed for east and west facades. North and South facades are reported in table 2.

Where recommended internal noise levels are exceeded with windows closed alternative means of ventilation will be recommended. Where internal noise levels are exceeded with windows closed an alternative sound reduction specification for windows will be recommended in addition to ventilation this will be presented in Table 3 and 4.

Table 2 – Block 1 Internal Noise levels by facade and room type

Apartment Block						
Floor	Receptor	Room Type	Ref. Noise Level (dB L _{Aeq T})	Windows Open	Windows Closed (dB L _{Aeq T})	Difference Open/Closed (dB)
GF	North Facade	Living Room (dB L _{Aeq T})	35	38	26	+3/-9
		Bedroom (dB L _{Aeq T})	30	31	19	+1/-11
		Bedroom (dB L _{Amax})	45	57	43	+10/-2
	South Facade	Living Room (dB L _{Aeq T})	35	56	44	+21/+9
		Bedroom (dB L _{Aeq T})	30	49	37	+19/+7
		Bedroom (dB L _{Amax})	45	71	59	+26/+14
1st	North Facade	Living Room (dB L _{Aeq T})	35	40	28	+5/-7
		Bedroom (dB L _{Aeq T})	30	32	20	+2/-10
		Bedroom (dB L _{Amax})	45	57	45	+12/0
	South Facade	Living Room (dB L _{Aeq T})	35	56	44	+21/+9
		Bedroom (dB L _{Aeq T})	30	49	37	+19/+7
		Bedroom (dB L _{Amax})	45	72	60	+27/+15
2nd	North Facade	Living Room (dB L _{Aeq T})	35	41	29	+6/-6
		Bedroom (dB L _{Aeq T})	30	33	21	+3/-9
		Bedroom (dB L _{Amax})	45	57	45	+12/0
	South Facade	Living Room (dB L _{Aeq T})	35	55	43	+20/+8
		Bedroom (dB L _{Aeq T})	30	48	36	+18/+6
		Bedroom (dB L _{Amax})	45	71	59	+26/+14

Apartment Block						
Floor	Receptor	Room Type	Ref. Noise Level (dB L _{Aeq T})	Windows Open	Windows Closed (dB L _{Aeq T})	Difference Open/Closed (dB)
3rd	North Facade	Living Room (dBLAeq T)	35	40	28	+5/-7
		Bedroom (dBLAeq T)	30	33	21	+3/-9
		Bedroom (dBLAmax)	45	57	45	+12/0
	South Facade	Living Room (dBLAeq T)	35	53	41	+18/+6
		Bedroom (dBLAeq T)	30	46	34	+16/+4
		Bedroom (dBLAmax)	45	69	57	+24/+12
4th	North Facade	Living Room (dBLAeq T)	35	40	28	+5/-7
		Bedroom (dBLAeq T)	30	33	21	+3/-9
		Bedroom (dBLAmax)	45	57	45	+12/0
	South Facade	Living Room (dBLAeq T)	35	53	41	+18/+6
		Bedroom (dBLAeq T)	30	46	34	+16/+4
		Bedroom (dBLAmax)	45	69	57	+24/+12
5th	North Facade	Living Room (dBLAeq T)	35	40	28	+5/-7
		Bedroom (dBLAeq T)	30	33	21	+3/-9
		Bedroom (dBLAmax)	45	57	45	+12/0
	South Facade	Living Room (dBLAeq T)	35	41	29	+6/-6
		Bedroom (dBLAeq T)	30	34	22	+4/-8
		Bedroom (dBLAmax)	45	57	45	+12/0

Summary

Both North and south facades exceed the BS8233:2014/WHO recommended internal noise levels in all habitable rooms with windows open.

The southern façade shows the highest noise exposure resulting from the A259 Road traffic noise which includes Heavy Duty Vehicles.

Table 2 shows that the Living rooms on the Northern facade can meet the metric with closed standard double glazing windows with an acoustic performance of 25Rw + CTr during the daytime hours.

However, in Bedrooms, the nighttime L_{Amax} internal levels are at the recommended limit and considering uncertainty in measurement, modelling and calculations this is considered to require glazing with an enhance sound reduction performance.

All windows to habitable on the southern facade require enhanced glazing to achieve good internal noise levels with windows closed apart from the top floor which has a facade set back from the main building front

All habitable rooms will require alternative means of ventilation which can be either passive or MVHR mechanical ventilation.

These conclusions are based upon the assumption of the proposed layout shown in APPENDIX 2.

4.5. BS4142:2014 commercial noise

Post development Shoreham terminal located to the south will be the nearest commercial noise. During attended elements of the survey noise from the south was not audible above the road traffic noise from the A259 which dominates the noise measured at ML2.

A BS4142 metrics are not therefore likely to be exceeded. Any measures for mitigating road traffic noise will mitigate any commercial noise from Shoreham Terminal.



5. Acoustic Design Statement and Recommendations

The initial site risk assessment has found that there is a medium to High Risk caused by the ambient noise levels, dominated by road traffic around the site. The full Acoustic Design Statement is included in APPENDIX 3.

With Windows open it is considered that Noise is Likely to be classified as SOAEL due to noise impacts of future residents and mitigation is therefore necessary.

Standard double glazing with natural ventilation five open windows are therefore insufficient.

Recommendations

Good internal noise levels (as guided by BS8233:2014) cannot be met with windows open. The highest noise facade is the south facade which is impacted by road traffic noise which masks most commercial noise from Shoreham terminal The 5th floor south

façade is recessed from the façade of the floor below and is less impacted. The north facade is primarily impacted by Rail noise and has a greater impact at night due to recurrent L_{Amax} levels from train passes.

Table 3 Window specification By Façade/Floor

Façade and Floor	Room	Glazing Specification	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	R _w / R _w + C _{tr}
South GF to 4 th Floor	Living Room	mm / 16 mm argon / 8.8 mm Pilkington Optiphon	21	30	39	47	50	55	42/ 34
South GF to 4 th Floor	Bedroom	10.8mm Optiphon / 24mm Argon / 16.8mm Pilkington Optiphon	35	41	48	53	55	65	52/46
South 5 th Floor	Living Room	4 mm / (6 - 16 mm) / 4 mm – Pilkington Standard Double Glazing	21	17	25	35	37	31	29/25
South 5 th Floor	Bedroom	10mm / (6-16mm) / 6mm Pilkington Standard Double Glazing	24	21	32	37	42	43	35/ 30
North All Floors	Living Room	4 mm / (6 - 16 mm) / 4 mm – Pilkington Standard Double Glazing	21	17	25	35	37	31	29/25
North All Floor	Bedroom	10mm / (6-16mm) / 6mm Pilkington Standard Double Glazing	24	21	32	37	42	43	35/ 30

Mechanical Ventilation with Heat Recovery MVHR ventilation typically does not allow significant noise break in. Where passive ventilation is used or continuous extract (MEV) passive/trickle ventilators should have the following sound reduction index

Table 4 Ventilation specification

Façade and Floor	Room	Ventilation*	D _{n,e,w} + C _{tr}
South GF to 4 th Floor	Living Room	Greenwood MA3051	51
South GF to 4 th Floor	Bedroom	Greenwood MA3051	51
South 5 th Floor	Living Room	Velfac Acoustic Trickle vent	39
South 5 th Floor	Bedroom	Velfac Acoustic Trickle vent	39

Façade and Floor	Room	Ventilation*	Dn,e,w + Ctr
North All Floors	Living Room	Velfac Acoustic Trickle vent	39
North All Floors	Bedroom	Velfac Acoustic Trickle vent	51

***the ventilation stated are example types other manufacturers can supply the same specification. Ventilation type may change depending on the selected ventilation to meet overheating requirements.**

This ProPG assessment concludes that, with regards to noise, planning permission should be granted with conditions. In this case conditions would be to confirm the appropriate windows and ventilation are installed.

It is therefore considered that the aims of Paragraph 198 and 200 of the NPPF relating to noise will be met with the recommendations followed, which can be dealt with via condition. With a condition noise should not be considered a material ground for the refusal of planning permission for residential dwelling as applied for.

PREPARED BY



Chris Cornish BSc (Hons) MCIEH, AMIOA

17th November 2025

Appendix 1

Scope of Work, Report Limitations

The scope of work for this assessment is to collect and consider sufficient information regarding the site and its intended use to determine if existing noise levels would be material reason for the refusal of retrospective planning permission for the use of site.

This report is a survey of existing noise levels and those that may be produced by the future use of the site that may affect amenity and includes calculations and comparisons to determine whether the site is suitable for use and what Mitigation measures may be required. Unattended background noise measurements were used in this report.

The conclusion and recommendations contained in this Report represent the author's professional opinions. These opinions were given in accordance with currently accepted Government and Industry Guidance in England and Wales at the time of the assessment and publication, as such this report and the opinions within are not a guarantee that this site is Will or will not cause a statutory nuisance under the Environmental Protections Act 1990.

The report and the recommendations contained within is limited to the aspects specifically reported on and is necessarily qualified accordingly, no liability shall be accepted by Oakridge Environmental Services Limited for other unidentified and unforeseen aspects which may be the result of the installation of unsuitable equipment, inappropriate practices, or other factors in the use of the building that are outside of the control of the author. The opinions expressed cannot be absolute due to the limitations of the assessment as stated in the report as well as time and resources imposed by the agreed brief.

The conclusions and any recommendations made in this Report are limited to those that can be made on the basis of the assessment carried out as described in the report. Any third-party information has been used in good faith, and the report and recommendations are based on the information given only.

This Report was prepared for the sole and exclusive use of The Site Owner any authorised interested party and for the specific purpose instructed as defined in this report. Use of the Report by any other person is unauthorised and such use is at the risk of the owner.

This report is written for the purpose stated within; it should not be used for any other purposes without consultation with Oakridge Environmental Services Limited. The professional opinion given in this report has been prepared in relation to the proposed end-use. Should another end-use be intended at any time, re-assessment may be required. It is important to note that that over time practises will improve, and the relevant guidance and legislation will be amended or superseded, which may necessitate a re-assessment of the site.

Appendix 2

Proposed Scheme Plan



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All dimensions to be checked on site.



South Elevation



Revisions
- 25/07/2025 First Issue
A 24/07/2025 Updated
B 25/07/2025 Updated



Client
PR Homes Ltd

Project address
37 Albion Street
Southwick
BN42 4DN

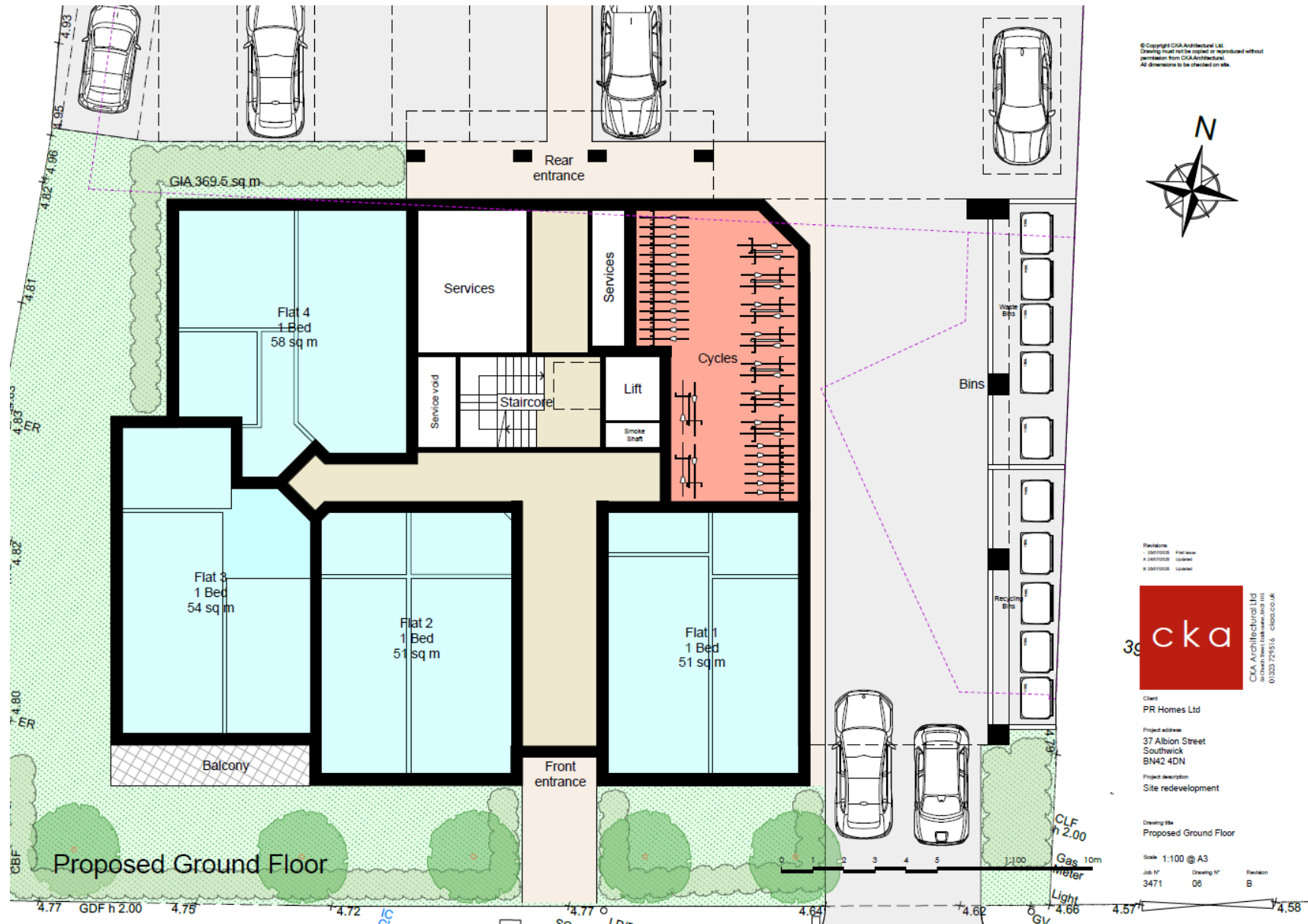
Project description
Site redevelopment

Drawing title
Proposed Street Elevation

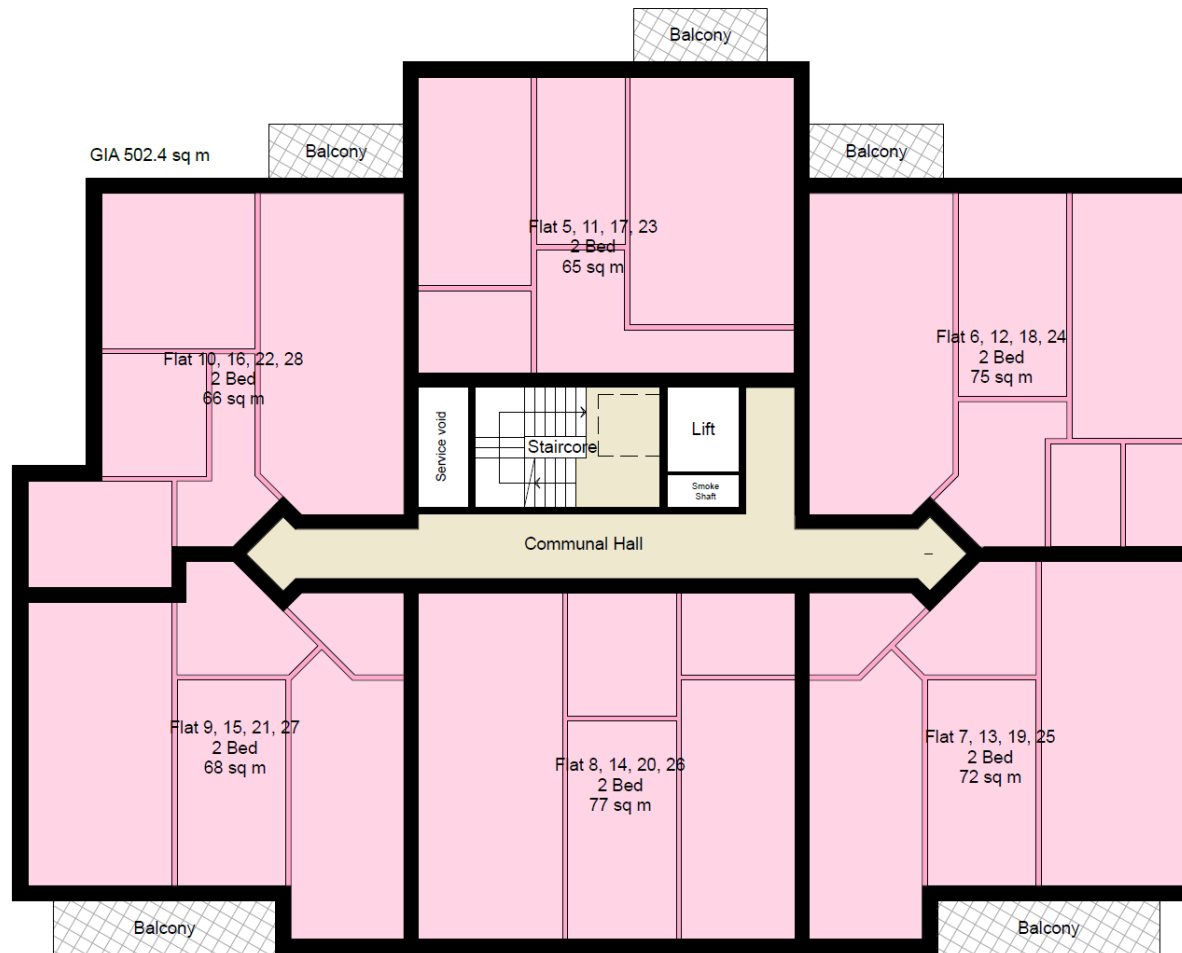
Scale 1:200 @ A3
Job N° 3471 Drawing N° 09 Revision B

Proposed Street Elevation





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Revisions
- 25/07/2025 First Issue
A 24/07/2025 Updated
B 25/07/2025 Updated



Client
PR Homes Ltd

Project address
37 Albion Street
Southwick
BN42 4DN

Project description
Site redevelopment

Drawing title
Proposed First to Fourth Floors

Scale 1:100 @ A3
J00 N° 3471 Drawing N° 07 Revision B

Proposed First to Fourth Floors



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Revisions
1 25/01/2025 Final Issue
A 24/01/2025 Updated
B 25/01/2025 Updated



Client
PR Homes Ltd
Project address
37 Albion Street
Southwick
BN42 4DN
Project description
Site redevelopment

Drawing title
Proposed Fifth Floor

Scale 1:100 @ A3
Job N° 3471 Drawing N° 08 Revision B



Proposed Fifth Floor

Appendix 3

Acoustic Design Statement

Description of Site Noise Conditions and Site Noise Risk assessment	
The area is busy mixed commercial and residential area with a railway to the north and busy A road and dock terminal to the south	Medium to High
Pre mitigation noise levels	Post Mitigation Noise Levels
See Table 2	With glazing as recommended in Table 3 all habitable rooms are below the recommended internal levels in Table 7 BS8233:2014 including the Lmax levels being below 45dBA
Other Relevant Factors	
This assessment is based Site layout and internal property layout as shown in APPENDIX 2	
Site Design and Layout options	
These are limited based on the development proposals and noise source locations	
Options for Internal Noise Level Mitigation	
Standard Double Glazing (25Rw + Ctr) will be sufficient for Living Rooms on all floors for the North façade and South façade 5th Floor. Glazing with enhanced sound reduction index is recommended to be as follows as a minimum. Bedrooms on the North façade all floors and South façade 5th floor - Rw30 + Ctr Living Rooms on the South Façade GF to 4th floor – Rw 34 + Ctr Bedrooms on the south façade GF to 4th floor – Rw46 + Ctr	
Will Mitigation ensure Internal Maximum noise levels will be met	
Yes	
Are alternative means of ventilation necessary and justified	
Yes	

External Amenity Areas Assessment
Amenity areas on the 5 th Floor will be less than 55dB and achieve reasonable noise levels
Summary of How Adverse Affects will be minimised
Site Design and layout: No design considerations practical Acoustic Barriers: Not Practical Building Envelope: Required Ventilation: Required – MVHR, MEV or Passive Ventilation is required. This will be directed by Overheating requirement and should meet recommendations in Table 4 where passive ventilation is used.
Planning Recommendations (noise related only)
Grant consent

Appendix 4

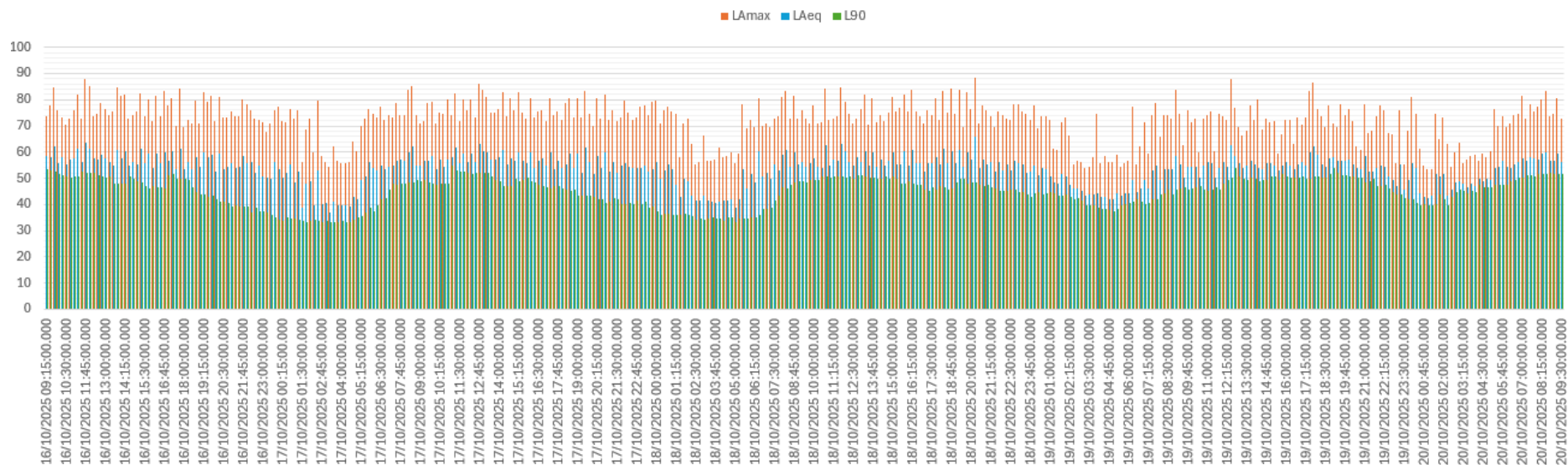
Equipment List

Job reference and title: OES25-001PRH – 37 Albion Street, Southwick				
Measurement locations: Various Shown in Figure 2				
Measurement date(s): 16 th to 20 th October 2025				
Measuring equipment used: Svantek 971A & Svantek 307A				
Equipment description / serial number	Type number	Manufacturer	Date of calibration expiration	Calibration certificate number
Precision sound level meter serial no. 35779	GA117	Svantek	30/07/2026	1512903-1
Microphone	7052E	ACO PACIFIC	30/07/2026	1512903-1
Microphone pre-amplifier	SV18	Svantek	30/07/2026	1512903-1
Microphone calibrator	GA607	Castle	30/07/2026	1512903-1
Calibration level:	114.0dB @ 1 kHz			
Outdoor microphone protection kit	MW402 weatherproof Windshield	Castle		35779/81443
Calibration level:	114.0 dB @ 1 kHz Post measurement drift 0.05dB			
Person in charge of measurements:	Chris Cornish BSc(hons) MCIEH			
Precision sound level meter serial no. 104952	SV307A	Svantek		Factory
Microphone serial no. 107149	ST30A	Svantek		Factory
Microphone calibrator	GA607	Castle	30/07/2026	1512903-1
Calibration level:	114.0dB @ 1 kHz- Post measurement drift 0.1dB			
Person in charge of measurements:	Chris Cornish BSc(hons) MCIEH			

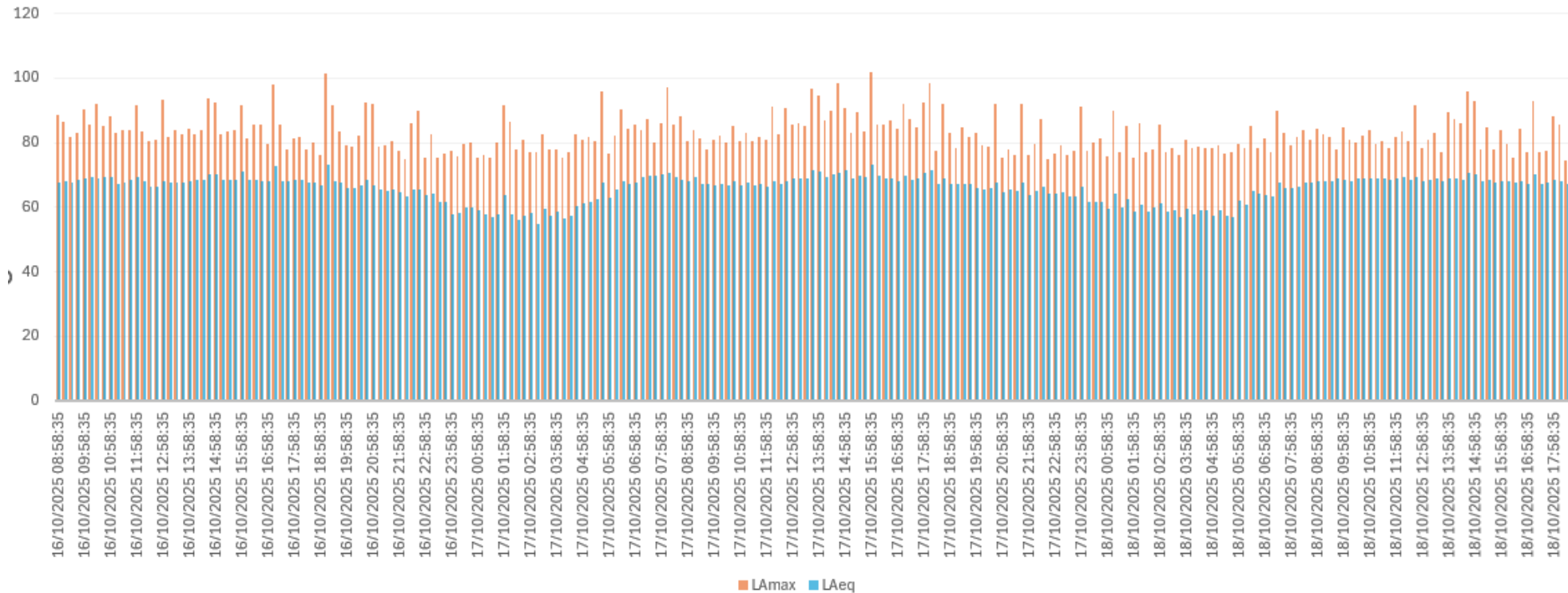
Appendix 5

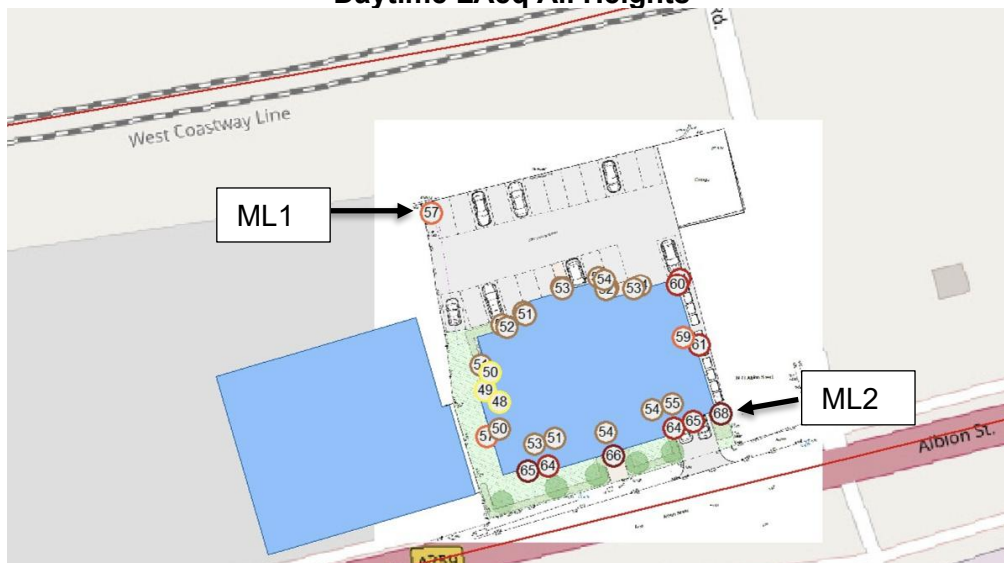
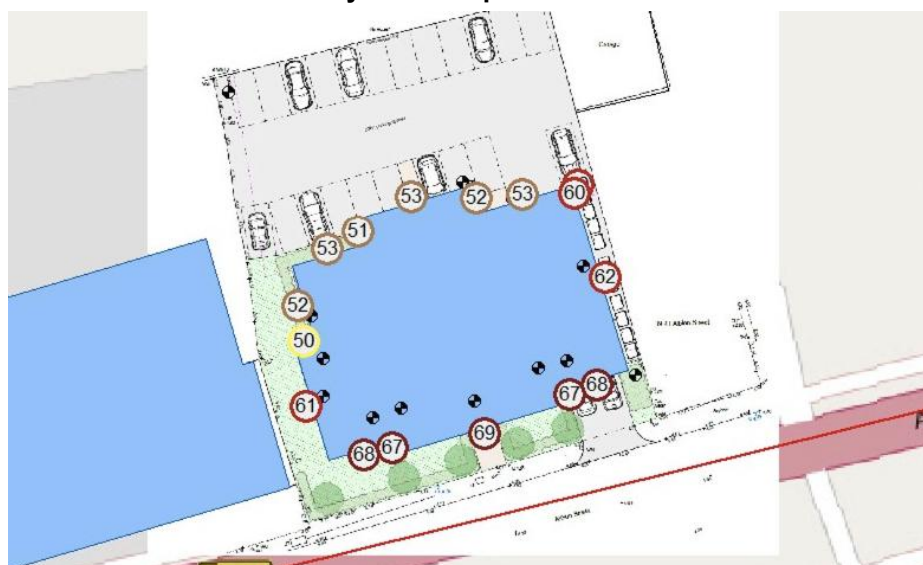
Noise Data

ML1 dB15minutes full measurment

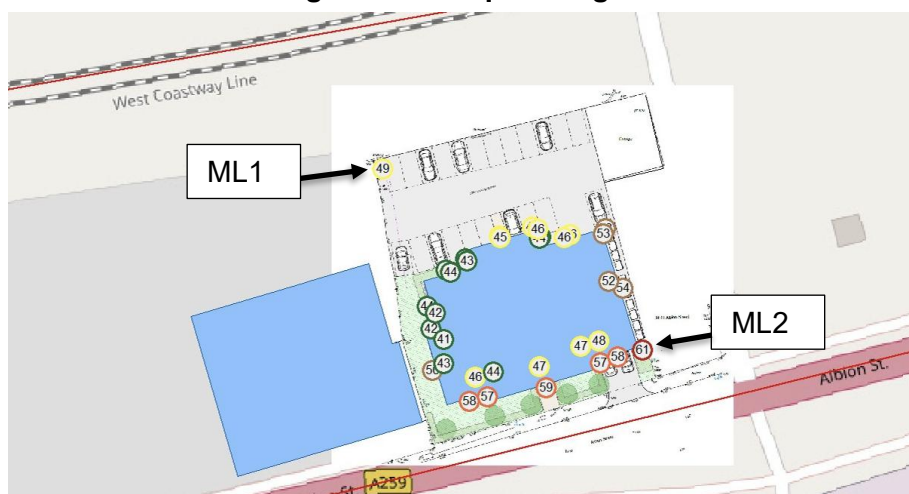


ML2 dB15mins Full Measurement

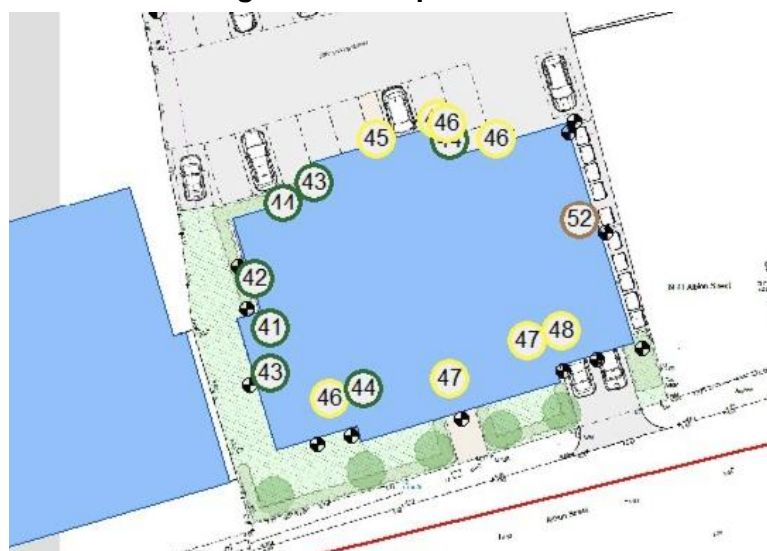
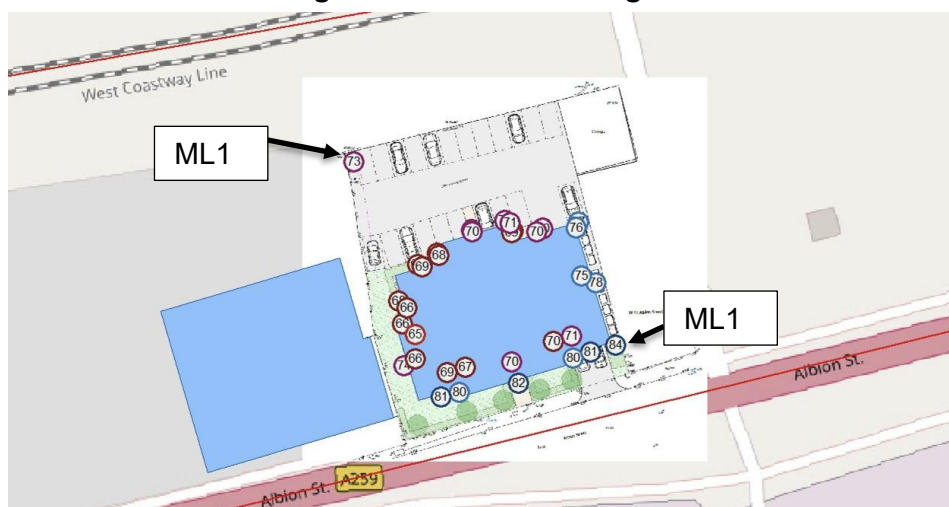


Daytime LAeq All Heights**Daytime LAeq Ground Floor****Daytime LAeq First Floor**

Daytime LAeq Second Floor**Daytime LAeq Third Floor****Daytime LAeq Fourth Floor**

Daytime LAeq Fifth Floor**Nighttime LAeq All Heights****Nighttime LAeq Ground Floor**

Nighttime LAeq First Floor**Nighttime LAeq Second Floor****Nighttime LAeq Third Floor**

Nighttime LAeq Fourth Floor**Nighttime LAeq Fifth Floor****Nighttime LAmx All Heights****Nighttime LAmx Ground Floor**



Nighttime LMax First Floor



Nighttime LMax Second Floor



Nighttime LMax Third Floor

**Nighttime LAmax Fourth Floor****Nighttime LAmax Fifth Floor****ML1 – LAeq Octave Bands**

Octave Band	Average Daytime (dB)	Average Nighttime (dB)
125 Hz	50	43
250 Hz	50	43
500 Hz	48	41
1000 Hz	50	41
2000 Hz	46	37
4000 Hz	38	30

ML1 – LAMax $\geq$ 73 dB (Nighttime)

Octave Band	Average Level
125 Hz	47 dB
250 Hz	47 dB
500 Hz	46 dB
1000 Hz	46 dB
2000 Hz	43 dB
4000 Hz	35 dB

ML2 – LAeq Octave Bands

Octave Band	Average Daytime (dB)	Average Nighttime (dB)
125 Hz	60	50
250 Hz	59	49
500 Hz	59	49
1000 Hz	61	50
2000 Hz	57	45
4000 Hz	47	39

ML2 – LAMax $\geq$ 84 dB

Octave Band	Average Level
125 Hz	63 dB
250 Hz	65 dB
500 Hz	64 dB
1000 Hz	64 dB
2000 Hz	59 dB
4000 Hz	52 dB