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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 12 November 2021 15:11

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Further comments: Rear of Green Gables Northfields Lane Westergate PO20 3UH - AL/121/21/PL

Planning Application Reference: AL/121/21/PL

Proposal: Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access. This site is in CIL Zone 2 & is CIL Liable as new dwelling.

Address: Rear of Green Gables Northfields Lane Westergate PO20 3UH

Dear Maria,
Please see my further comments below.

I note the development is c.70 meters from the B2233 road and lies to the south of a potential commercial noise source, I therefore recommend the following conditions are attached to any future permission granted.

Road Noise

The proposed development shall not begin until a scheme for protecting the proposed dwellings from noise from traffic on the B2233 has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Commercial use noise

The proposed development shall not begin until a scheme for protecting the proposed dwellings from nearby commercial activities has been submitted to and approved in writing by the Local Planning Authority.

Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Internal Noise Levels – Residential units BS8233:2014

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

External Noise Levels – Residential units BS8233:2014

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the external noise levels within the curtilage of residential units will conform to the 'Design criteria for external noise' upper guideline value of 55 dB $L_{Aeq,T}$ as specified within section 7.7.3.2 of BS 8233:2014.

Guidance on sound insulation and noise reduction for proposed developments shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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