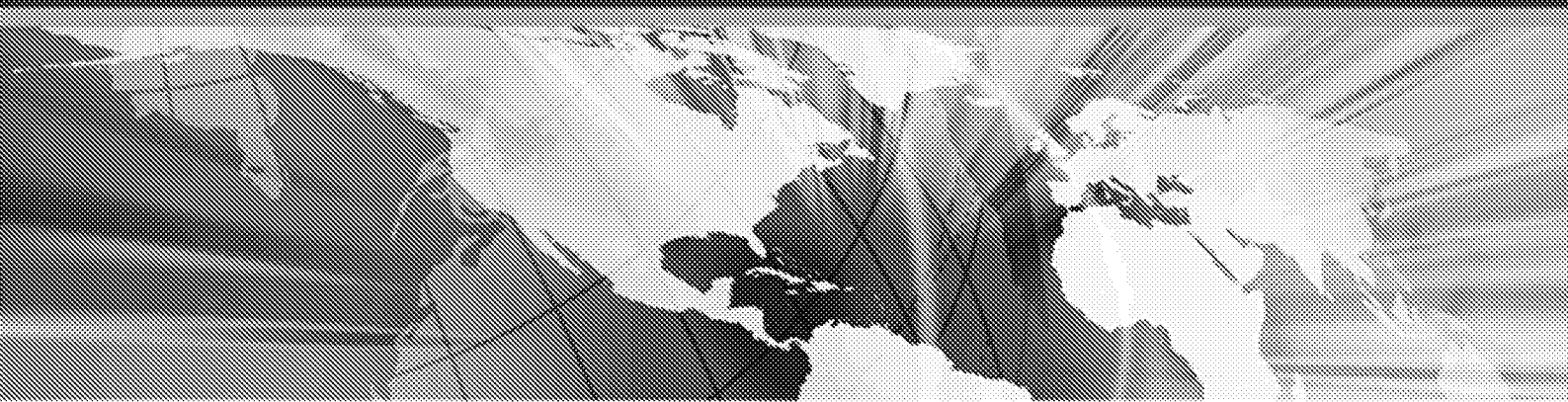




GLADMAN DEVELOPMENTS LTD

LAND OFF ARUNDEL ROAD, ANGMERING

NOISE ASSESSMENT REPORT

JULY 2019

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GLADMAN DEVELOPMENTS LTD

Land off Arundel Road, Angmering

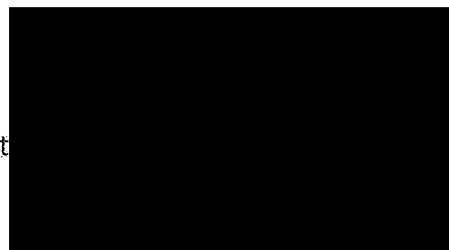
Noise Assessment Report

July 2019

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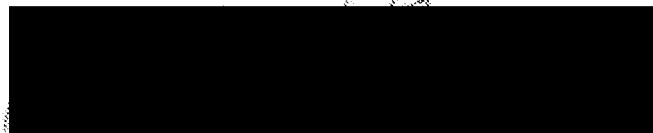
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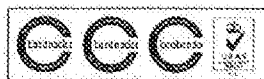
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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
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LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

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Appendix A	Noise Monitoring Results
Appendix B	Copy of EHO Correspondence

DRAWINGS

LE14250-001	Noise Monitoring Locations
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1 INTRODUCTION

- 1.1.1 By email instruction from Mr Steve Barker of Gladman Developments Limited, Wardell Armstrong LLP was commissioned to undertake a noise assessment for a proposed residential development at Land off Arundel Road, Angmering, West Sussex.
- 1.1.2 The development proposals comprise an outline planning application for the demolition of industrial units and one bungalow and the erection of up to 160 dwellings with public open space; together with up to 6,000 sq.ft of B1/B2 units, and land made available for expansion of the current sports pitch provision to form a sports-hub. The site boundary is shown on drawing LE14250-001.
- 1.1.3 To the north, the site is bordered by open land and woodland, with the A27 approximately 200m beyond the northern boundary. To the east, the site is bordered by Arundel Road and open land, with woodland and Acorns Campsite beyond. To the south, the site is bordered by a recreation ground and sports facilities including buildings of the Angmering Sports and Social Club, with existing residential properties beyond. To the west, the site is bordered by open land.
- 1.1.4 The south eastern section of the site is currently occupied by various commercial units including a garage/automotive supply business, a window supply/double glazing business, a small caravan park, and a small builder's yard located to the south of the current site access road. It is understood that all the commercial units currently located within the site will be removed/relocated, prior to redevelopment.
- 1.1.5 A planning application for the development site (ref A/36/18/OUT) was previously refused on the 7th September 2018. The application was supported by a noise assessment report, prepared by Wardell Armstrong (ref LE14250-001). Following submission of this report, comments were received from Arun District Council (ADC), and an updated noise assessment report was prepared.
- 1.1.6 A second planning application is now being submitted with a revised scheme, therefore, this noise assessment report has been prepared in support of the current proposals for the development site. The report assesses the results of an updated noise survey carried out in accordance with current guidance and includes recommendations for noise mitigation as appropriate.

2 ASSESSMENT METHODOLOGY

2.1 Consultation and Scope of Works

- 2.1.1 Consultation was undertaken with Ms Carol Reynolds, Senior Environmental Health Officer at Arun District Council, at the time of the first planning application. It is believed that further comments have not been received from Ms Reynolds, however the previous consultation is detailed below, for reference.
- 2.1.2 On the 9th November 2017, the potential impacts of the proposed development and general principles of the assessment methodology were sent to Ms Carol Reynolds, Senior Environmental Health Officer at Arun District Council.
- 2.1.3 Due to time constraints, the noise survey had to be carried out before a response was received. The survey was carried out on the 28th November 2017.
- 2.1.4 On the 5th December 2017 a response was received from Ms Reynolds. A copy of Ms Reynolds email is included within Appendix B, and a summary is detailed below:
- Survey should include potential noise from Angmering Sports and Social Club to the south of the site, and Hammerpot Garage and Oakhurst wood yard to the north;
 - Survey should include noise from the existing commercial units within the development site, as noise nuisance might ensue should closure of any of the units fail to materialise;
 - Noise survey should be carried out over 3 days including 2 weekdays and a Saturday; and
 - Survey should include locations in to the east and south.
- 2.1.5 With regard to the first point, the potential noise sources are addressed within Section 3 of this report.
- 2.1.6 With regard to the second point, it is understood that the developer will ensure that all units are vacated prior construction of the development. The existing commercial area will need to be demolished completely in order to make way for residential dwellings. Therefore, noise from the commercial units located within the site has not been considered within this assessment.
- 2.1.7 With regards to the last point, audible off-site noise sources surrounding the site are addressed within Section 3 of this report.

2.1.8 Following submission of the noise assessment report prepared by Wardell Armstrong (ref LE14250-001) dated January 2018, comments have been received via e-mail, dated 31st May 2018, from Ms Carol Reynolds, Senior Environmental Health Officer at ADC. A copy of Ms Reynolds email is included within Appendix B, and a summary is detailed below:

- Noise survey should be carried out over 3 days including 2 weekdays and a Saturday;
- External amenity spaces should achieve the lower level of 50dB (rather than the upper value of 55dB); and
- Consideration of noise from the proposed football pitch at existing and proposed receptors.

2.1.9 Therefore, an updated noise assessment report has been prepared, which includes an updated noise survey, and consideration of the above points.

2.1.10 The scope of this assessment comprises a consideration of noise at the sensitive areas of the proposed development, i.e. proposed residential areas, specifically in terms of the potential impact of existing transportation and where appropriate, industrial noise.

2.1.11 The noise assessment takes into account current guidance including:

- National Planning Policy Framework, 2019 (NPPF);
- Planning Practice Guidance - Noise, 2014 (PPG);
- Noise Policy Statement for England, 2010 (NPSE);
- British Standard 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings (BS8233); and
- ProPG Planning & Noise: Professional Practice Guidance on Planning and Noise (2017)

2.2 Noise Survey

2.2.1 As part of this assessment, Wardell Armstrong LLP has carried out an attended and unattended survey to assess the current ambient noise levels at proposed receptor locations. The noise survey is discussed in Section 3 of this report.

2.3 Guidance

2.3.1 In February 2019 the 'National Planning Policy Framework' (NPPF) was introduced as the current planning policy guidance within England.

2.3.2 Paragraph 180 of the NPPF states:

‘Planning policies and decisions should also ensure that new development is appropriate for its location taking in 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 impact that could arise from the development. In doing so they should:

- a. Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impact 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’...*

2.3.3 Paragraph 182 of the NPPF states:

‘Planning policies and decisions should ensure that new development can be integrated with existing business 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.’

2.3.4 With regard to ‘significant adverse impacts on health and the quality of life’ the NPPF refers to the ‘Noise Policy Statement for England’ (NPSE).

2.3.5 The Noise Policy Statement for England refers to the World Health Organisation when discussing noise impacts and introduces observed effect levels which are based on established concepts from toxicology that are applied to noise impacts by WHO.

2.3.6 Three levels are defined as follows:

‘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’.

2.3.7 The first aim of the NPSE states that significant adverse effects on health and quality of life should be avoided. The second aim refers to the situation where the impact lies somewhere between LOAEL and SOAEL, and it requires that all reasonable steps are taken to mitigate and minimise the adverse effects of noise. However, this does not mean that such adverse effects cannot occur.

2.3.8 The Planning Practice Guidance (PPG) provides further detail about how the effect levels can be recognised. Above the NOEL noise becomes noticeable, however it has no adverse effect as it does not cause any change in behaviour or attitude. Once noise crosses the LOAEL threshold it begins to have an adverse effect and consideration needs to be given to mitigating and minimising those effects, taking account of the economic and social benefits being derived from the activity causing the noise. Increasing noise exposure further might cause the SOAEL threshold to be crossed. If the exposure is above this level the planning process should be used to avoid the effect occurring by use of appropriate mitigation such as by altering the design and layout. Such decisions must be made taking account of the economic and social benefit of the activity causing the noise, but it is undesirable for such exposure to be caused. At the highest extreme the situation should be prevented from occurring regardless of the benefits which might arise. Table 1 summarises the noise exposure hierarchy.

Table 1 National Planning Practice Guidance noise exposure hierarchy			
Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect	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	No specific measures required
Lowest Observed Adverse Effect Level			

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; where there is no alternative ventilation, 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			
Noticeable 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 close windows for most of the time. 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	Prevent

2.3.9 The PPG summarises the approach to be taken when assessing noise. It accepts that noise can override other planning concerns, but states:

“Neither the Noise Policy Statement for England nor the National Planning Policy Framework (which reflects the Noise Policy Statement) expects noise to be considered in isolation, separate from the economic, social and other environmental dimensions of proposed development”

2.3.10 British Standard 8233 “Guidance on sound insulation and noise reduction for buildings” 2014, suggests the following guideline noise levels and states that they are based on guidelines issued by the World Health Organisation;

- 35 dB L_{Aeq} (16 hour) during the day time in noise sensitive rooms
- 30 dB L_{Aeq} (8 hour) during the night time in bedrooms
- 45 dB $L_{A_{f,Max}}$ during the night time in bedrooms
- 50 dB L_{Aeq} (16 hour) desirable external noise levels for amenity space such as gardens and patios
- 55 dB L_{Aeq} (16 hour) upper guideline value which would be acceptable in noisier environments.

2.3.11 In addition, for internal noise levels it states;

“Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.”

2.3.12 Furthermore, with regard to external noise, the Standard states;

“However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited”.

ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise

2.3.13 ProPG Planning and Noise provides professional practice guidance in relation to new residential development exposed to noise from transport sources. It provides practitioners with a recommended approach to the management of noise within the planning system in England.

2.3.14 The guidance reflects the Government's overarching National Planning Policy Framework, the Noise Policy Statement for England, and Planning Practice Guidance (including PPG-Noise) and draws on other authoritative sources of guidance. It provides advice for Local Planning Authorities and developers, and their professional advisors, on achieving good acoustic design in and around new residential developments.

3 NOISE SURVEY

- 3.1.1 Following comments received from ADC with regard to the first planning application, Wardell Armstrong LLP carried out an updated noise survey at the development site, which covered a minimum of two weekdays and Saturday.
- 3.1.2 Noise measurements were carried out at a single monitoring location, between 1945 hours on Thursday 14th June and 0700 hours on Tuesday 19th June 2018. The monitoring location is detailed in Table 2 and is shown on Drawing Number LE14250-001.

Table 2: Summary of Noise Monitoring Locations		
Monitoring Location Number	Location Description	Monitoring Description
1	In the north eastern part of the site, approximately 10m from Arundel Road.	Unattended (with Continuous Audio Recording)

- 3.1.3 The noise measurements were made using a Class 1, integrating sound level meter. In accordance with guidance, the microphone was mounted vertically on a tripod 1.5m above the ground and more than 3.5 metres from any other reflecting surfaces.
- 3.1.4 The sound level meter was calibrated to a reference level of 94dB at 1kHz both before, and on completion of, the noise survey. No drift in the calibration during the survey was noted.
- 3.1.5 Weather conditions throughout all the periods were considered to be suitable, with wind speeds less than 5m/s.
- 3.1.6 For the purpose of this assessment daytime hours are taken to be 0700 to 2300 hours and night time hours to be 2300 to 0700 hours.
- 3.1.7 A-weighted¹ L_{eq}² noise levels were measured to comply with the requirements of BS8233. A-weighted L₉₀³ and L₁₀⁴ noise levels, together with the maximum and

¹ A' Weighting An electronic filter in a sound level meter which mimics the human ear's response to sounds at different frequencies under defined conditions

² L_{eq} Equivalent continuous noise level; the steady sound pressure which contains an equivalent quantity of sound energy as the time-varying sound pressure levels.

³ L₉₀ The noise level which is exceeded for 90% of the measurement period.

⁴ L₁₀ The noise level which is exceeded for 10% of the measurement period.

minimum sound pressure levels, were also measured to provide additional information. The measured noise levels are set out in full in Appendix A.

- 3.1.8 Attended noise monitoring allows observations and detailed notes to be made of the significant noise sources which contribute to each of the measured levels. The observations identified the following:

Road Traffic Noise: Noise from road traffic on the A27 was most dominant in the northern part of the site, and occasional road traffic on Arundel Road was audible in the north eastern part of the site. A slight reduction in the level of road traffic noise was noted during the night time.

Other Sources: Birdsong was audible during the daytime survey.

- 3.1.9 During the night time and daytime survey, a site walkover was carried out at on-site and off-site locations, to investigate other potential noise sources. However, no other sources of noise were audible.
- 3.1.10 No noise was audible from Hammerpot Garage or Oakhurst Woodyard. Both of these potential noise sources are located 170m beyond the northern boundary, and adjacent to the A27, and it is unlikely that noise from these sources would be audible above the road traffic noise.
- 3.1.11 At the time of the survey, it is believed that no events were taking place at Angmering Sports and Social Club, or on the playing fields, therefore noise from these sources was not audible.
- 3.1.12 However, the Sports and Social Club is located approximately 85m beyond the southern site boundary, and there are a large number of existing residential dwellings (on Decoy Drive and Palmer Road), located in close proximity to the building (at least 15m).
- 3.1.13 A review of the typical activities and recent events occurring at the venue, indicate that it is a local facility used for small scale events. Additionally, Ms Reynolds did not indicate that there has been a history of noise complaints from the venue. Therefore, it is not envisaged that noise from this source will be an issue.
- 3.1.14 With regards to the proposed football pitch, and the existing football club, noise from this source is discussed within Section 4.5 of this report.

3.1.15 The only noise sources audible during the survey was road traffic on the A27 and Arundel Road, therefore noise monitoring was carried out at a single location in the north eastern part of the site, to reflect the location of the nearest proposed dwellings to the sources of noise. Therefore, the results of the survey are considered to be representative and suitably robust.

4 NOISE IMPACT ASSESSMENT

4.1 Measured Noise Levels

4.1.1 The measured noise levels for the monitoring location, have been divided into daytime (0700-2300 hours) and night time (2300-0700 hours) categories, and are presented in Table 3.

Table 3: Daytime and Night time Noise Levels (Figures in dB L _{Aeq})		
Time	Monitoring Location	Measured Noise Level
0700-2300	1	51
2300-0700		50

4.1.2 At monitoring locations 1, noise levels were measured between Thursday 14th June and Tuesday 19th June 2018, and therefore included the minimum of two weekdays and a Saturday, as requested by ADC.

4.1.3 As the monitoring period included the weekday and weekend periods when noise levels would typically vary, Figure 1 shows a graphical representation of the varying daytime and night time L_{Aeq} noise levels measured each day. However, it can be seen that there is little variation between weekday and weekend periods, therefore the measured noise level from the entire survey duration has been used.

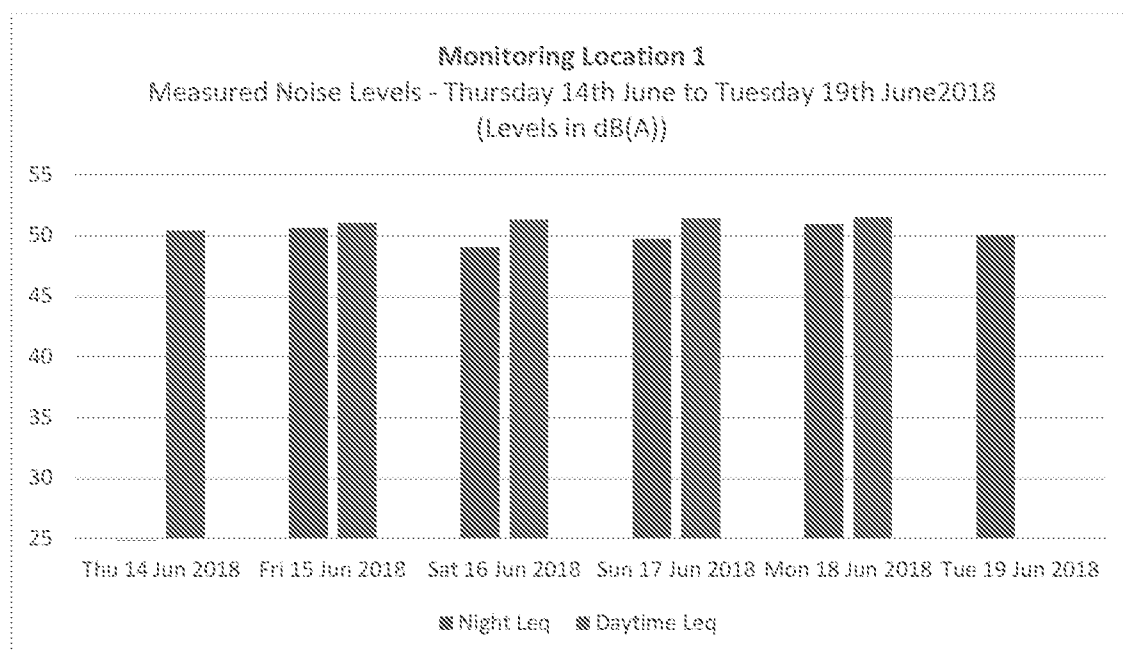


Figure 1 – Measured Daytime and Night Time Noise Level During each Period.

4.1.4 The maximum noise level at the monitoring location, measured during the night time period of the survey, is summarised in Table 4.

Table 4: Summary of the Maximum Night time Noise Levels (Figures in dB L _{Amax})	
Monitoring Location	Maximum Noise Level
1	74

4.1.5 Based on the results obtained, a robust assessment can be made of the noise levels at the site and of the mitigation necessary to achieve the required noise levels at the development.

4.2 Assessment of Daytime Noise Levels in Outdoor Living Areas

4.2.1 The measured daytime noise levels, as detailed in Table 3, have been used to determine the noise levels likely in outdoor living areas of properties in the vicinity of the noise sources during the daytime period.

4.2.2 The noise levels within garden areas, together with the level of attenuation required to achieve the lower guideline value of 50dB L_{Aeq}, as requested by ADC, and recommended by BS8233 and the WHO Guidelines during the daytime in outdoor living areas, are summarised in Table 5.

Table 5: Noise Levels at Properties in the Vicinity of the Monitoring Locations and Level of Attenuation Required to Achieve the Recommended External Daytime Guideline Value (Figures in dB(A))		
Residential Properties	Noise Level in Outdoor Living Areas	Level of Attenuation Needed To Achieve Noise Guideline Value in Outdoor Living Areas
Residential properties in northern and north eastern parts of the development site, closest to the A27 and Arundel Road i.e. Monitoring Location 1.	51	1

4.2.3 Table 5 shows that during the daytime, the noise levels affecting the northern and north eastern parts of the development site (i.e. nearest to the main off-site noise sources), is 1dB above the guideline value of 50dB L_{Aeq}. Therefore, mitigation measures are required.

4.3 Assessment of Daytime Noise Levels in Living Rooms and Bedrooms

4.3.1 The measured daytime noise levels, as detailed in Table 3, have been used to determine the noise levels likely at the facades of properties in the vicinity of the monitoring locations during the daytime period.

- 4.3.2 Before internal noise levels can be calculated 3dB(A) must be added to the freefield measured levels to allow for the reflection of noise from the proposed housing facades when the buildings are in place.

The calculated noise levels at the facades of the properties, together with the level of attenuation required to achieve 35dB L_{Aeq} during the daytime, in the living room and bedroom areas, are summarised in Table 6.

Table 6: Facade Noise Level at Properties in the Vicinity of the Monitoring Locations and Level of Attenuation Required to Achieve the Internal Daytime Guideline Value (Figures in dB(A))		
Residential Properties	Noise Level at the Facade of the Property	Level of Attenuation Needed To Achieve the Noise Guideline Value in Living Room Areas
Residential properties in northern and north eastern parts of the development site, closest to the A27 and Arundel Road i.e. Monitoring Location 1.	54	19

- 4.3.3 The facades of properties further into the site will be screened by the intervening buildings. It is considered that the noise levels at these facades, and therefore the level of attenuation the facades would need to provide to achieve 35dB L_{Aeq} during the daytime in the living room and bedroom areas, will be less than those detailed in Table 6.

4.4 Assessment of Night Time Noise Levels in Bedrooms

- 4.4.1 The measured night time noise levels, as detailed in Tables 3 and 4, have been used to determine the noise levels likely at the facades of properties in the vicinity of the monitoring locations, during the night-time period.
- 4.4.2 To be robust, the noise levels at these facades are based on the highest maximum measured noise levels recorded during the night-time survey. Before internal noise levels can be calculated 3dB(A) must be added to the freefield measured levels to allow for the reflection of noise from the proposed housing facades when the buildings are in place.

- 4.4.3 The calculated noise levels at the facades of properties, together with the level of attenuation required to achieve 30dB L_{Aeq} and 45dB $L_{Amax,f}$ in the bedrooms, are summarised in Table 7.

Table 7: Facade Noise Level at Properties in the Vicinity of the Monitoring Locations and Level of Attenuation Required to Achieve the Internal Night-time Guideline Values (Figures in dB(A))			
Residential Properties	Noise Level at the Facade of the Property (L_{Aeq})	Maximum Noise Level at the Facade of the Property ($L_{Amax,f}$)	Level of Attenuation Needed To Achieve the Noise Guideline Values in Bedrooms
Residential properties in northern and north eastern parts of the development site, closest to the A27 and Arundel Road i.e. Monitoring Location 1.	53	77	32

- 4.4.4 The facades of properties further into the site will be screened by the intervening buildings. It is considered that the noise levels at these facades, and therefore the level of attenuation the facades would need to provide to achieve the 30dB L_{Aeq} and 45dB $L_{Amax,f}$ in the bedrooms, will be less than those detailed in Table 7.

4.5 Noise from Proposed Football Pitch

- 4.5.1 As well as residential dwellings, the proposed development site will also make land made available for expansion of the current sports pitch provision to form a sports-hub.
- 4.5.2 While not part of the current or previous planning application, comments were previously received from Ms Reynolds, at ADC, who raised concerns regarding the noise impact from the football pitch, at existing and new dwellings. However, it should be noted that the land for the proposed pitch has now been relocated to the south western part of the site, away from the existing residential dwellings.
- 4.5.3 Additionally, this concern was also highlighted in an email from Christopher Davies, Environmental Health Officer at ADC, in an email dated 16th May 2018, which suggests the following condition:

Noise levels at the boundaries of noise sensitive receptors shall not exceed that of the measured background [dB(A)] during hours of permitted operation.

- 4.5.4 Unfortunately, this suggested condition is unclear in its basis, and appears to be overly cautious for what is essentially a football pitch which will only be in occasionally use.
- 4.5.5 We believe that the use of the external guideline values found within BS8233 and WHO are appropriate for assessing the acceptability of noise from sports pitches. They have also been used by other consultants, when assessing noise from sports pitches at residential receptors. We have previously reviewed several other reports, submitted to and approved by various local planning authorities, and all have used external guideline values of either 50 or 55dB L_{Aeq} . However, due to duration and times the pitches would be in use, the majority have assessed the measured/predicted noise levels in 1 hour or 15 minute time intervals, rather than over a 16 hour day.
- 4.5.6 Sport England have produced a design guidance note titled Artificial Grass Pitch (AGP) Acoustics – Planning Implications (2015).
- 4.5.7 The document acknowledges that there is no guidance or assessment methodology specifically relating to noise from AGPs, however it considers the issues from first principles. It offers an explanation for developers of such facilities and provides a more consistent approach for Local Authority noise assessments and limits that might be set adjacent to sensitive residential areas. In turn, it is believed that the guidance is also applicable when assessing proposed residential dwellings adjacent a proposed football pitch. The document sets out the guidance found within WHO, and it suggests that the noise criteria within WHO are appropriate. However, it states:
- “World Health Organisation guidelines for residential development are typically calculated over a 16 hour daytime period. For an artificial grass pitch, a 16 hour assessment period may not truly reflect the noise impact as it takes into account times of use and non-use. It is suggested an appropriate assessment time period is for one hour, $L_{Aeq}(1 \text{ hour})$ as this is typically the time period for a community sports session on an AGP.”*
- 4.5.8 We therefore believe that any assessment of noise from the proposed football pitch, should follow this same methodology. It should also be noted that there are already several full size pitches located on the land to the south of the site, and any additional noise will not be out of character already experienced in the surrounding.
- 4.5.9 With regards to potential mitigation measures, the development framework plan indicates that the majority of garden areas will be located on the screened side of the

dwellings. However, final mitigation measures can be confirmed at the detailed design stage, once a final layout has been confirmed.

4.6 Assessment of Proposed Commercial Noise (BS4142)

4.6.1 The operational activities associated with the employment area of the proposed development, have the potential to generate noise at proposed and existing sensitive receptors in the vicinity of the development. Activities that are likely to take place at the proposed employment area, which would have the potential to generate noise include:

- Activities within the proposed buildings (noise breakout);
- Mobile plant operating in external areas;
- Ancillary noise sources including external fixed plant;
- Vehicle movements within proposed car parks; and
- Deliveries and/or collections of goods at the proposed premises.

4.6.2 It is understood that the proposed employment area will be located in the southern part of the development. Existing and proposed sensitive receptors could be located as close as 20m from the employment area.

4.6.3 However, at this stage, WA does not have any information relating to the future ancillary noise sources, opening hours and delivery times associated with the proposed employment area. It has not therefore been possible to estimate the level of noise likely to be generated by activities associated with the premises at the existing and proposed sensitive receptors.

4.6.4 The consideration of noise at the detailed design stage of any employment area can ensure that noise from any proposed commercial area, is mitigated to acceptable levels. Outline recommendations for mitigation measures that should be considered as part of the detailed design of the proposed employment area are detailed in section 5.6 of this report.

5 NOISE ATTENUATION SCHEME

5.1 Introduction

- 5.1.1 The results of the noise assessment, for the proposed residential areas of the development, indicate that noise mitigation measures would need to be incorporated into the proposed site design to ensure that the required noise levels are achieved within internal living rooms and bedrooms.

5.2 Daytime Noise Levels in Outdoor Living Areas

- 5.2.1 The noise levels, as detailed in Table 3, indicate that outdoor living areas nearest to the main sources of noise will not achieve the required daytime noise level of 50dB L_{Aeq} without mitigation measures.
- 5.2.2 To mitigate noise in outdoor living areas located closest to, and with a direct line of sight of the A27 and Arundel Road, it is recommended that gardens are located on the screened sides of dwellings, i.e. located with no direct line of sight of the main sources of noise.
- 5.2.3 Alternatively, close boarded fences and/or wall, with a total height of at least 1.8m could be constructed between garden areas of proposed residential dwellings and the main sources of noise.
- 5.2.4 With the above mitigation measures in place, all plots will meet the guidance level of 50dB L_{Aeq} suggested by BS8233 for outdoor living areas.
- 5.2.5 Properties further into the site will be screened by the proposed residential buildings themselves and would therefore be likely to achieve the required external daytime noise levels.
- 5.2.6 It should be noted that the final height and location of the above mitigation measures will depend upon the final layout of the site, and mitigation requirements can be confirmed on a plot by plot basis, once a detailed design layout is available.

5.3 Glazing Requirements for Living Rooms and Bedrooms during the Daytime

- 5.3.1 When assessing daytime noise levels in living rooms the noise attenuation provided by the overall building facade should be considered. To mitigate noise levels, the composition of the building facade can be designed to provide the level of attenuation required. Glazing is generally the building element which attenuates noise the least, so the proportion of glazing in a building facade is an important consideration when assessing overall noise attenuation.

- 5.3.2 In the absence of design details for the building facades, it has been assumed that the glazing to noise sensitive rooms would comprise about 25% of the facade area. To calculate the overall attenuation provided by this percentage of glazing in a brick or block facade, a non-uniform partition calculation can be used.
- 5.3.3 The calculation combines the different degrees of attenuation of the wall element and the window element. A facade element comprising solid brick or blockwork, will attenuate by 45dB (British Standard 8233: "Guidance on sound insulation and noise reduction for buildings" 2014) whereas standard double glazing will attenuate road traffic noise by 26-29dB(A) (BRE Digest 379 "Double glazing for heat and sound insulation"). The overall noise attenuation provided by this combination is, therefore, between 32dB(A) and 35dB(A).
- 5.3.4 The noise attenuation requirements for living rooms in properties in northern and north eastern parts of the site are summarised in Table 6. The requirements indicate that standard thermal double glazing will be sufficient to ensure that internal noise levels are met with the windows closed.
- 5.3.5 With windows open, the attenuation provided by the façade will be approximately 15dB(A). This would allow the recommended noise guideline value in living rooms to be exceeded, in properties in northern and north eastern parts of the development site.
- 5.3.6 On occasions this may be acceptable to the resident, but when quiet conditions are required, the resident should be able to close the windows whilst maintaining adequate ventilation. Some form of acoustic ventilation would therefore need to be installed in some of the living rooms to meet the noise guideline value.
- 5.3.7 Alternatively, to meet the required daytime noise levels, living rooms and bedrooms could be located on the screened side of the proposed buildings, facing away from the off-site sources of noise.
- 5.3.8 Proposed dwellings further into the site will be screened by the proposed intervening buildings, from the off-site sources, and will therefore not require an alternative means of ventilation.
- 5.3.9 Glazing requirements can be confirmed, on a plot by plot basis, at the detailed application/reserved matters stage.

5.4 Glazing Requirements for Bedroom Areas during the Night Time

- 5.4.1 The noise attenuation requirements for bedrooms in northern and north eastern parts the site areas are summarised in Table 7.
- 5.4.2 The requirements indicate that standard thermal double glazing, as detailed in paragraph 5.3.3, would ensure that the internal noise limits are met for proposed dwellings across the site, with windows closed.
- 5.4.3 However, with windows open, the attenuation provided by the façade will be approximately 15dB(A). This would mean the recommended BS8233 internal noise guideline value in bedrooms would be exceeded.
- 5.4.4 Some form of acoustic ventilation would therefore need to be installed in some of the bedrooms facing the off-site noise sources. Alternatively, to meet the required noise levels, bedrooms could be located on the screened side of the proposed buildings, away from the off-site sources of noise.
- 5.4.5 Glazing requirements can be confirmed, on a plot by plot basis, at the detailed application/reserved matters stage.

5.5 Acoustic Ventilation Requirements

- 5.5.1 It is recommended that the acoustic ventilation proposed at the site should, as a minimum, comply with Building Regulations 2000 Approved Document F1 Means of Ventilation and British Standard BS5925 1991: “Code of Practice for Ventilation Principles and Designing for Natural Ventilation”. Acoustic ventilation is only recommended for noise sensitive rooms, which are bedrooms and living rooms.
- 5.5.2 The implementation of standard thermal double glazing together with appropriate acoustic ventilation should ensure that the required internal daytime and night-time noise values are achieved.
- 5.5.3 The façades of some of the properties further into the site will be protected by the buildings themselves and/or screened by other buildings. Therefore, acoustic ventilation may not be required for these plots.
- 5.5.4 The requirement for acoustic ventilation can be confirmed on a plot by plot basis, at the detailed application/reserved matters stage.

5.6 Proposed Commercial Noise

- 5.6.1 Mitigation measures will be incorporated into the design of the proposed employment area to ensure that noise impacts from the proposed commercial units achieve acceptable levels at the proposed and existing sensitive receptors. It is considered that mitigation measures might include local screening of any noise sources, careful selection of plant and/or timing of deliveries. Mitigation requirements will be confirmed at the detailed application/reserved matters stage, once a detailed design layout is available.

6 CONCLUSIONS

- 6.1.1 Wardell Armstrong has carried out a noise assessment for a proposed residential development located at Land off Arundel Road, Angmering, West Sussex.
- 6.1.2 The dominant noise sources, which will potentially affect the residents of the proposed development, is road traffic on the A27 and Arundel Road.
- 6.1.3 Noise measurements were carried out at a single monitoring location, between 1945 hours on Thursday 14th June and 0700 hours on Tuesday 19th June 2018. The monitoring location represented the proposed dwellings which are nearest the main source of noise, the A27 and Arundel Road.
- 6.1.4 The resultant noise levels have been assessed against the guideline values suggested by the World Health Organisation. It should be remembered that the internal guideline values are health-based and are therefore relatively inflexible; however adequate noise mitigation is relatively straightforward to engineer. The external guideline values are based on amenity and allow noise to be balanced against any benefits which flow from the location of the proposed scheme.
- 6.1.5 The results of the noise survey and assessment indicate that to meet the guideline value of 50dB_{L_{Aeq}} (16 Hour) in outdoor living areas (as requested by ADC), acoustic mitigation should be provided for those areas located closest to and with a direct line of sight of the off-site sources of noise in northern and north eastern parts of the site.
- 6.1.6 Gardens could be located on the screened sides of dwellings i.e. not located with a direct line of sight to the off-site sources of noise. Alternatively, it is recommended that standard close boarded fencing or walls of 1.8m in height are installed between the gardens and the off-site sources of noise.
- 6.1.7 With regard to indoor noise limits, standard thermal double glazing should ensure that internal noise limits are met in living rooms and bedrooms across the development site, with the windows closed.
- 6.1.8 However, acoustic ventilation would need to be incorporated within living rooms and bedrooms in northern and north eastern parts of the site, to enable the windows to remain closed whilst maintaining adequate ventilation.
- 6.1.9 The facades of the properties further into the site will be screened by intervening buildings and are likely to comply with BS8233 guidance. Acoustic ventilation would not need to be installed in these properties.

6.1.10 The requirement for glazing and acoustic ventilation can be confirmed, on a plot by plot basis, at the detailed application/reserved matters stage.

6.2 Proposed Commercial Noise

6.2.1 Mitigation measures will be incorporated into the design of the proposed employment area to ensure that the noise impacts from the premises are reduced to acceptable levels at the existing and proposed sensitive receptors.

6.3 Summary

6.3.1 This noise report assesses the results of a noise survey carried out in accordance with current national guidance.

6.3.2 The report includes recommendations for noise mitigation as appropriate and demonstrates that the noise impact associated with the proposed development will be acceptable, and noise can be adequately mitigated.

6.3.3 Proposed occupiers will not be exposed to unacceptably high noise levels, and the proposed development will meet the appropriate external and internal noise standards, with the use of mitigation, in compliance with national planning policies.

Appendix A

Noise Monitoring Results

Appendix A
Noise Monitoring Results

ML	Date	Time	LAeq	LAmin	LAm _{ax,f}	LA90	LA10
1 Daytime	Thu 14 Jun 2018	1945-2300	50.4	36.4	72.4	44.3	52.4
	Fri 15 Jun 2018	0700-2300	51.0	33.6	72.9	44.7	53.3
	Sat 16 Jun 2018	0700-2300	51.3	37.3	81.3	46.0	53.7
	Sun 17 Jun 2018	0700-2300	51.4	34.3	74.6	44.9	54.0
	Mon 18 Jun 2018	0700-2300	51.5	34.2	79.4	44.8	53.8
1 Night Time	Fri 15 Jun 2018	2300-0700	50.6	20.1	69.4	30.4	53.4
	Sat 16 Jun 2018	2300-0700	49.0	23.3	69.4	34.8	50.4
	Sun 17 Jun 2018	2300-0700	49.7	22.5	72.1	33.1	50.4
	Mon 18 Jun 2018	2300-0700	50.9	24.9	74.0	31.4	52.9
	Tue 19 Jun 2018	2300-0700	50.0	24.2	72.4	31.3	51.7

Appendix B

Copy of EHO Correspondence

From: Carol Reynolds
Sent: 05 December 2017 18:12
To: Carol Reynolds
Subject: RE: Proposed noise assessment methodology for residential development land at land off Arundel Road, Angmering

Dear Nick,

My apologies for not getting back to you sooner at this very busy time. Thank you for phoning me back earlier today in order to discuss my comments which I now provide for your information.

Thank you for providing detail of noise monitoring which you propose to carry out in respect of what you believe will be residential accommodation at this site as defined. Unfortunately, we cannot concur that the only source of potential adverse noise will result from road traffic along the A27. This is because of other identified potential noise sources, such as the existing commercial units and Angmering Sports and Social Club to the south and Hammerpot Garage and Oakhurst wood yard to the north, may also impact the acoustic environment. Although I understand the developer's intention to close the southern commercial units by the time that this accommodation is completed, you will understand that noise nuisance might ensue should such closure fail to materialise. A comprehensive acoustic assessment is therefore required, which encompasses all possible noise sources as described in your E Mail, 9th November 2017 (below), the industrial units to the south and possibly more. Please would you ensure that 24 hour per day noise monitoring is carried over any 3 days consisting 2 days of the week and a Saturday. Such monitoring should be carried out at a time of year when schools would be operational in order to encompass the added loading to roads in this vicinity at this time. In this case it will be necessary to demonstrate that the readings were obtained not just to the north of the proposed site, but also to the east and west. No readings will be necessary west, since this consists open land. The assessment should provide proper description of the acoustic environment together with mitigation methods which may be necessary to demonstrate that noise levels both within the residential units and in the amenity spaces thereto, will conform to guideline values specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings. For your further information I would also advise you of that document 'Planning Noise Advice Document: Sussex, July 2015,' which applies concurrently to the list of references which you provide.

I am sorry that this will not be the reply which you may have anticipated. Should you wish to discuss any item, then please do not hesitate in getting back to me.

Kind regards

Carol Reynolds BSc(Hons) MCIEH
Senior Environmental Health Officer

Carol Reynolds | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2018 09:11
To: Planning Scanning
Subject: FW: Planning Consultation on: A/36/18/OUT

From: Carol Reynolds
Sent: 31 May 2018 15:12
To: Anita Gardner
Cc: Planning.Responses
Subject: FW: Planning Consultation on: A/36/18/OUT

Environmental Health: No objection in principal insofar as 'various commercial units to the south of the proposed development are removed/relocated prior to redevelopment.'

Acoustic Report: I refer to the Acoustic Report provided by Wardell Armstrong, January 2018, LE14250, which is accepted in outline(NB Table 7 was omitted from this report). However, it will be necessary to more closely demonstrate the number of times during the night time period 23:00 to 07:00 hours when the level of noise met or exceeded the guideline level of 45dB(LA)Max. Such an evaluation should take place over more than one night, consisting 2 week days and a Saturday. Similarly, it is expected that external amenity spaces should achieve the lower level of 50db ie moderate annoyance, rather than 55 ie serious annoyance stated; mitigation measures including those of good layout should be designed to meet this criterion. Whereas standard double glazing stated in the report may be acceptable, alternative means of acoustically treated mechanical ventilation is likely to be required where noise levels exceed the guideline values of BS8233,the World Health Organisation:1999 and ProPG 2017, with windows open.

An acoustic report will also be required in respect of both the proposed adult football ground, which provides a potential intensification of use to the existing neighbouring Sports and Recreation Ground at the south of the site and also foul water pumping station currently planned to be at the north western boundary of the site and the effects of these on noise levels within residential units and amenity spaces provided thereto, together with detail of necessary mitigation methods to be applied.

Therefore overall, please condition that before any grant of Planning Permission, the applicant shall submit an acoustic report which taking into account the above comments, demonstrates that the internal and external noise levels of the proposed residential units will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces ie. gardens, as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and ProPG2017. Any mitigation measures which may prove necessary to be specified and such a scheme to be approved in writing by the local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter. Post construction validation testing to be carried out which demonstrates to the satisfaction of the local Planning Authority that the requirements of the above British Standard, WHO and ProPG guidance and are achieved both in terms of LAeq and LAmax.

Please note that any development of this nature should also take account of that document 'Planning Noise Advice Document: Sussex, July 2015,' concurrent to the list of references provided in the original Wardell Armstrong report quoted above.

***Adult Football ground:**

Hours of Operation to be limited to between 9:00 and 21:00 hours on any day, except with the express approval of the Local Planning Authority.

Sent: 17 May 2018 10:23
To: Planning Scanning
Subject: FW: A/36/18/OUT - Land off Arundel Road Angmering BN16 4ET

From: Christopher Davis
Sent: 16 May 2018 08:56
To: Planning.Responses
Cc: Anita Gardner
Subject: A/36/18/OUT - Land off Arundel Road Angmering BN16 4ET

EH comments in relation to A/36/18/OUT

Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

- ~~1. No comments~~
- 2. Conditions or Informatives requested**
- ~~3. Refusal recommended~~

I therefore put forward the following;

Air Quality

Having read and considered the content of the 'Air Quality Assessment' report dated February 2018 [Wardell Armstrong - Job No. LE14250 / Report No. 003] I agree with the report findings and mitigation methodology proposed.

Noise

Having read and considered the content of the 'Noise Assessment Report' dated January 2018 [Wardell Armstrong - Job No. LE14250 / Report No. 001] I agree with the report findings and mitigation methodology proposed. As reported, individual plots will need to be assessed for appropriate glazing installations to achieve the required reductions in habitable rooms. The design, installation and use of acoustic ventilators installed will again need to be assessed and agreed on a plot by plot basis. Several plots will need to have their orientation set (including glazing; as per the report findings) to minimise the adverse effects of road noise on the acoustic footprint of those new dwellings

Conditions

1. Before first occupation of each dwelling, post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report [Wardell Armstrong - Job No. LE14250 / Report No. 001] produced by [Wardell Armstrong]. This must be submitted and agreed in writing with the Local Planning Authority before first occupation.

I do however have concerns regards the potential noise and artificial light generated by the proposed full sized football pitch in the plans to existing and new dwellings, I therefore suggest;

1. Noise levels at the boundaries of noise sensitive receptors shall not exceed that of the measured background [dB(A)] during hours of permitted operation.
2. No sound reproduction or amplification equipment (including public address systems, tannoy, loudspeakers, etc.) shall be installed or operated on the site.

Lighting

Conditions

1. No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. This includes any floodlighting that shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.
2. Any lighting scheme installed and operated on the proposed football pitch shall be subject to a 'mechanically timed schedule' which has prior written approval of the Local Planning Authority. This system shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Odour

Having read and considered the content of the 'Odour Impact Assessment' report dated February 2018 [Wardell Armstrong - Job No. LE14250 / Report No. 004] I agree with the report findings.

Informatives

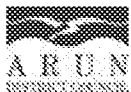
1. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on 01903 737500

Christopher Davis
Environmental Health Officer
Environmental Health Department

Arundel Civic Centre | Maltravers Road | Littlehampton | BN17 5LF

www.arun.gov.uk/eh



Drawings

Noise Monitoring Locations



REFERENCE

SITE BOUNDARY

NOISE MONITORING LOCATION

NEWSROW	DETAILS	DATE	DETH	LINK TO APP

CLIENT

Gladman Developments

PROJECT

Arundel Road
Angmering

DRAWING TITLE

Noise Monitoring Locations

DRG No		REV
LE14250-001		A
DRG SIZE	SCALE	DATE
A3	1:2500	08/01/18
DRAWN BY	CHECKED BY	APPROVED BY
SG	NA	CMD

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