

[REDACTED]

[REDACTED]

From: Franklin, Richard [REDACTED]
Sent: 03 January 2020 14:13
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: A/122/19/OUT - Land off Arundel Road, Angmering

Dear Michael,

Thank you for your email.

We have reviewed the attached Technical Note.

The Technical Note shows that the Water Lane arm of the A27/A280/Water Lane/Titnore Lane roundabout is forecast to operate overcapacity in 2031 and the proposed development will have an impact on this arm. Therefore, there is a requirement to provide mitigation on this arm, which corroborates our previous requirement for a condition to be placed on any planning permission for this development to deliver the mitigation proposed by the Land North of Water Lane development in the event that the Land North of Water Lane development does not come forward.

However, we understand from paragraph 6.6 in the note that the applicant has accepted a financial contribution of £3,600 per dwelling totalling £576,000 to be utilised towards improvements to:

- A280/A27/Long Furlong;
- A259 Junctions (A529/Station Road Roundabout and A259/A280 Roundabout;
- A280 Water Lane; or
- A280/Titnore Lane/A27.

It is therefore up to you/Arun District Council to provide assurance to Highways England that this money will be used to deliver the mitigation proposed by the Land North of Water Lane in the event that the Land North of Water Lane development does not come forward. Otherwise, we will

be recommending the same conditions as previously. Please can you advise accordingly so that we can provide our final response to the planning application?

If you have any queries regarding this response, please contact us at [REDACTED]

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager Area 4

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.uk>

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 20 December 2019 16:18

To: Cleaver, Elizabeth [REDACTED]
[REDACTED]

Subject: FW: A/122/19/OUT - Land off Arundel Road, Angmering

Importance: High

Dear Elizabeth,

Please see the email below and the attached Technical Report for A/122/19/OUT - Land off Arundel Road, Angmering.

I look forward to receiving your response.

Kind regards,

Michael

From: Steve Barker [REDACTED]

Sent: 20 December 2019 14:59

To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: A/122/19/OUT - Land off Arundel Road, Angmering

Hi Michael,

As promised please see our technical response to the Highways England feedback on the application. The considers the additional traffic in relation to the commercial floor space increase and the condition relating to Titnore roundabout arm which we believe is not justified.

In relation to your email earlier today we confirm acceptance of a condition imposed at outline permission but relating to a Reserved Matters scheme of noise assessment/mitigation.

Thanks,
Steve

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 20 December 2019 09:15

To: Steve Barker [REDACTED]

Subject: FW: A/122/19/OUT - Land off Arundel Road, Angmering

Dear Steve,

Please see the email below, which is the consultation response from Environmental Health to outline planning application A/122/19/OUT - Land off Arundel Road, Angmering.

I have highlighted text in yellow below, which needs your urgent attention regarding the submission of an Acoustic Report, prior to determination of the application.

I look forward to receiving your response.

Kind regards,

Michael

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 20 December 2019 08:02

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: FW: A/122/19/OUT - Land off Arundel Road, Angmering

Environmental Health: No objection in principal.

1.Acoustic Report: I refer to the Acoustic Report provided by Wardell Armstrong, July 2019, LE14250, Report Number 3 which is accepted in outline. This report essentially prepared in respect of previous Planning Application Number A/36/18/OUT identifies the major source of noise based on previous investigation, to be the A27 as well as providing indication of necessary mitigation measures.

Given the changed nature of the current application, it will now also be necessary to demonstrate the way in which the proposed new Sports Hub, Industrial uses and associated increased traffic flow will affect the acoustic environment of proposed and also existing residential units. This evaluation should include the noise effect of the new foul water pumping station to the north eastern boundary of this site on sensitive receptors. This new/amended report will provide at least one (new) monitoring point close to existing residential units which will be representative of noise likely to be experienced due to the above intensification of use based upon likely traffic flows. Noise measurement will be carried out over a period of not less than 5 days, consisting consecutive days over one week-end and 3 full week days during school term time. The report will clearly 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 LAMax (BS: 8233) and the duration/possible cause of these events. I would concur that external amenity spaces should achieve the

level of 50 dbLAeq and accept paragraph 4.5.5 – 4.5.8 (Page 16) measured in 15 minute time intervals in respect of any football pitch.

To repeat some recommendations from this report, mitigation measures which may be required to achieve guideline values for noise in 'sensitive rooms' in houses and offices and external amenity areas shall firstly consider good design layout (ProPG: 2017). The distance between residential units and industry should be increased to reduce the noise impact of such industry. Where sensitive receptors are proposed only 20 metres from an employment area, then B1 use should be preferred, with noisy operations including car parking to be removed to as far away as possible. Industrial units will need to be designed so as to reduce the level of noise output so that BS: 8233 and World Health Organisation (WHO): 1999 guidance can be achieved at sensitive receptors. As a last resort and where there is no acceptable alternative, then double glazing to provide suitable noise mitigation may be acceptable; alternative means of ventilation in the form of acoustically treated mechanical ventilation is likely to be required.

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 and existing neighbouring 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 Pro PG: 2017. 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 LMax.

Please note that any development of this nature should also take account of that document 'Planning Noise Advice Document: Sussex, July 2015' (or most up to date revision of this as may be applicable at the time) and BS:4142, concurrent to references provided in the Wardell Armstrong report.

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

3. Deliveries to Industrial Units to be limited to between 08:00 hours and 18:00 hours on any week day and between 08:00 hours to 13:00 hours on any Saturday with no deliveries on any Sunday, public or Bank Holiday, except with the express approval of the Local Planning Authority.

Reason: To protect the amenity

Construction Management Plan.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the works
- b. The arrangements for public consultation and liaison during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials

- g.Storage of plant and materials used in construction and development
- h.Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity.

Hours of Operation: No plant or machinery shall be operated, no process carried out and no deliveries taken or despatched from the site except between the hours of 07:00 and 18:00 hours on Monday to Fridays inclusive; 08:00 and 13:00hours on Saturday; not at any time on Sundays or Public or Bank Holidays

Reason: In the interest of the amenity

External Lighting: External Lighting in association with the development shall comply with Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 – Rural. The lighting intensity of the proposed recreation hub and B1 and B2 use shall not impact on neighbouring residential units to their detriment.

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. The horizontal luminance levels on playing fields/surfaces shall be submitted to and approved by the Local Planning Authority and be no greater than levels for the particular sport/activity and for the level of competition, as specified within BS EN 12193:2018 Light & Lighting – Sports Lighting
3. Any lighting scheme installed and operated on the proposed recreation hub shall be subject to a 'mechanically timed schedule' which has the prior written approval of the Local Planning Authority. Hours of operation of lighting on playing fields proximal to residential units to be limited to between 09:00 and 21:00 hours on any day. 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.

Reason: In the interests of the amenities of neighbouring light sensitive development

Electrical Charge Points. Each home should have an EV charge point.

Reason: Petrol and diesel cars and vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality. Please apply ENV 3, 5 and 6 to any approval.

Odour Impact Assessment. The findings of this report prepared by Wardell armstrong, February 2018, Report No 4, Job No LE14250, were accepted.

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.

Many thanks
Carol

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 10 December 2019 12:16
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Subject: A/122/19/OUT - Land off Arundel Road, Angmering

Hi Carol,

Please could you send me your consultation response to outline planning application A/122/19/OUT - Land off Arundel Road, Angmering.

Kind regards,

Michael

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