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Sigma Homes Ltd
44-46 Springfield Road
Horsham
RH12 2PD

Date: 17th August 2022

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: A/146/22/DOC

Dear Mr Light,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref A/64/21/PL relating to Condition Nos 9 - Acoustic Report and 10 - external noise levels.
Shrublands Roundstone Lane Angmering BN16 4AT

Notification regarding the above application:

Condition Number 9

Prior to commencement of development, the applicant shall submit a fully robust Acoustic Report compiled by a competent acoustician, which identifies all noise sources in the vicinity, and the impact of these noise sources on the proposed new dwellings. Main noise sources will include road noise from Roundstone Lane and noise from commercial operations at Roundstone Kennels and Cattery and Farrowfields industrial site.

The Report which shall be submitted to and approved in writing by the Local Planning Authority, will detail a scheme of appropriate mitigation measures to demonstrate that the internal ambient noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified in BS: 8233:2014 and the ProPG 2017, to include both dBLAeq and dBLA,f,max, I minute (8hour) levels (for night-time noise). The assessment shall also give consideration to the principles of BS 4142:2014+A1:2019 where Identification of noise sources can be achieved either through the use of manned monitoring, or through the recording of triggered noise events. The Planning Noise Advise Document: Sussex, 2021 can provide useful guidance.

If appropriate, the scheme shall take into account the correct number of air changes required for noise affected rooms and shall be based around a system of mechanical acoustically treated ventilation such as MEV 3 or 4 (Approved Document F - Building Regulations). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be retained in perpetuity.

If any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO, with windows open, then

consideration must be given to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses here. In this case a written report, detailing suitable mitigation measure shall be submitted to the Local Planning Authority for approval in writing.

If appropriate, details of any acoustic barrier to be erected along the north or southern boundaries of the development site, or both, including details of its ongoing maintenance, shall be submitted to and approved by the Local Planning Authority. The acoustic barrier shall be provided prior to occupation and retained and maintained in perpetuity.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.This is required to be a pre-commencement condition because these details could impact the design of the buildings and layout of the site.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

Details submitted in respect of Condition 9 insofar that they show the required details and mitigation measures to combat excessive internal noise levels for the proposed dwellings, are satisfactory and as such the condition is discharged.

The development shall be constructed in accordance with the following approved report and drawings, of which Chapter 8 Mitigation Measure shall be adhered to:

- Noise Assessment, Conditions 9 and 10 dated 13/6/2022 Issue 1 (this report should be read in conjunction with details submitted in the Planning Application, namely J3058 - Sigma Homes - Land at Shrublands Nursery, Angmering - Issue 2 - 7-9-2021).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning