

From: Simon Davis
Sent: 17 February 2026 12:57
To: Planning Scanning
Subject: FW: A/159/25/PL - Angmering Sports Hub

Planning
Planning Correspondence "Advice from EHO ref Noise Condition"
Redaction Please.

From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Sent: 17 February 2026 12:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: A/159/25/PL - Angmering Sports Hub

Hi Simon,

Environmental Health is happy with the amended condition wording suggested by the applicant.

Regards

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health



T: 01903 737674
E: fiona.fitzgerald@arun.gov.uk

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My normal working hours are 08.30 – 14.30 Monday to Friday

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 February 2026 17:40
To: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: FW: A/159/25/PL - Angmering Sports Hub

Hi Fiona,

Hope you are well and enjoying the new office arrangements.

I understand Dave spoke to you last week when I was on leave regarding the Sports Hub application.

We had included the following condition in our recommendation to deal with noise from the sports pitches:

(14) Development shall not commence until an acoustic assessment has been provided which assess the potential noise impacts of the proposed sports facilities. This shall include hours and days of use and predicted noise levels from the use of the facility on the residential dwellings adjacent. As per paragraph 5.4.2 of Planning Noise Advisory Document Sussex 2023 it is recommended that this includes a Noise Management Plan covering issues such as hours and days of use, community liaison, complaints procedures and preventing unauthorised use.

We have to get approval from the agent as it's a pre-commencement condition and in response they have asked if it could be a two-part condition instead:

14 A. Noise from the use of the 'site' (including, vehicles, fixed plant and patron noise) shall not exceed 55 dB LAeq(1 hr) between the hours of 07:00 and 23:00; or 45 dB LAeq(15 minutes) or 60 dB LMax(1 hr) between the hours of 23:00 and 07:00; at free field locations representing facades of nearby dwellings.

14B. Development shall not commence until an acoustic assessment and Noise Management Plan has been submitted for approval which assess the potential noise impacts of the site. This shall include hours and days of use, community liaison, complaints and unauthorised use procedures and predicted noise levels from the use of the facility at nearby residential dwellings.

Do you have any concerns with their suggestion?

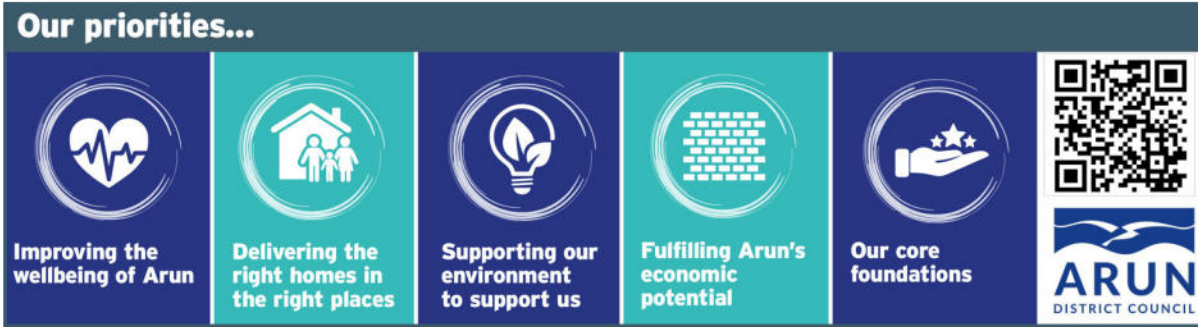
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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From: Gary Morris [REDACTED]
Sent: 04 February 2026 16:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Sophie Kitson' [REDACTED]; Joshua Reid <[REDACTED]>
Subject: RE: A/159/25/PL

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Simon,

As just discussed, we have a proposed amendment to the draft noise condition which would set some parameters for any future acoustic assessment and noise management plan.

Neither the planning condition nor the Planning Noise Advisory Document (PNAD23) provide criteria to enable 'good acoustic design' as required by PNAD23. Similarly, Policy *QE DM1* states that 'Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required'.

Whilst it is agreed with PNAD23 that a noise management plan can be submitted for approval, it is considered that a condition with noise limits will enable the noise management plan to be clearly evaluated and other noise controls including hours of use and operational controls to be 'designed in', thus avoiding potential future complaints or retrofitting controls.

As such, we would recommend a compliance condition and the pre-commencement noise management plan condition as follows.

14 A. *Noise from the use of the 'site' (including, vehicles, fixed plant and patron noise) shall not exceed 55 dB LAeq(1 hr) between the hours of 07:00 and 23:00; or 45 dB LAeq(15 minutes) or 60 dB LAmx(1 hr) between the hours of 23:00 and 07:00; at free field locations representing facades of nearby dwellings.*

14B. *Development shall not commence until an acoustic assessment and Noise Management Plan has been submitted for approval which assess the potential noise impacts of the site. This shall include hours and days of use, community liaison, complaints and unauthorised use procedures and predicted noise levels from the use of the facility at nearby residential dwellings.*

Can you please let me know if this wording would be acceptable?

Many thanks
Gary

GARY MORRIS MRTPI
Partner



www.alderking.com

Market Monitor 2026

South West of England
& South Wales Property Review

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 02 February 2026 13:36
To: Gary Morris [REDACTED]
Cc: 'Sophie Kitson' [REDACTED]; Joshua Reid [REDACTED]
Subject: A/159/25/PL

Dear Gary,

The report has now been approved by senior officers and will be on the agenda for the February Committee. As part of the review, further consultation was undertaken last week with Environmental Health ref noise from the intensification of use at the site. This has resulted in an additional pre-commencement planning condition which I now require you to agree:

(14) Development shall not commence until an acoustic assessment has been provided which assess the potential noise impacts of the proposed sports facilities. This shall include hours and days of use and predicted noise levels from the use of the facility on the residential dwellings adjacent. As per paragraph 5.4.2 of Planning Noise Advisory Document Sussex 2023 it is recommended that this includes a Noise Management Plan covering issues such as hours and days of use, community liaison, complaints procedures and preventing unauthorised use.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1. It is considered necessary for this to be a pre-commencement condition to ensure that appropriate mitigation is incorporated as part of the development.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth




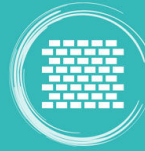



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