

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 20th February 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: A/165/19/DOC

Dear Mr Sykes,

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/74/18/OUT relating to Condition Nos 4 - acoustic, 5 - external lighting, 7 - contamination, 12 - hedgerows, 14 - surface water drainage, 15 - discharge of flows, 16 - SuDs and 18 - watercourse or culvert.

The Laurels Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 4

Following approval of this application and before the reserved matters applications are determined, the applicant shall submit an acoustic report to demonstrate that the internal and external noise levels of the proposed residential units bordering these sites, including access thereto/from, 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 World Health Organisation:2009. The applicant should also demonstrate application of guiding principles from ProPG: Planning & Noise May 2017 as well as from the Planning Noise Advice Document, Sussex, July 2015. Any mitigation measures which may prove necessary are 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 within 8 weeks of completion of those residential units closest to the noise sources to demonstrate to the satisfaction of the Local Planning Authority that the above standards are met. The details agreed shall be adhered to at all times thereafter.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun Local Plan policies QEDM1 and QESP1.

Decision:

Arun District Council have decided to **REFUSE** details reserved by condition for the following reasons:

This decision is based on the Noise Impact Assessment prepared by Venta Acoustics, 24th October 2019, Report Number VA2987.191024.NIA and Venta Acoustics additional report dated 13th February 2020, VA2987.200212.L.1.1.

The report indicates that even with the stated mitigation, the nearest affected receiver would be adversely affected by noise from existing businesses. The report notes that internal noise levels may be acceptable but that the noise would still be audible. It makes no comment on the use of external amenity areas

The applicant has not demonstrated that the noise environment is acceptable for the proposed development. It is suggested that the only practical way of controlling the noise from the existing businesses to acceptable levels is by abatement at source and that the developer should consider working with these businesses to achieve this.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning