

From: Carol Reynolds
Sent: 03 May 2018 16:22
To: Planning.Responses
Cc: Michael Eastham
Subject: FW: Planning Consultation on: A/38/18/RES

Dear Michael,
Environmental Health: It is noted that this reserved matters application:-

1. Includes no adjustment of the Environmental Noise Report provided by Acoustic Consultants Ltd, Ref 5698/DO/pow, Revision A, April 11th 2014 in order to reflect the new orientation of proposed residential dwellings on this site. Noise levels at the given monitoring position are high both in terms of LAeq and LMax. Noise mitigation methods adopted for both houses and external amenity spaces will need to reflect guidance provided in BS8233:2014, in terms of each of these parameters and in line with Table 2. External amenity areas should achieve 50dB LAeq and be below 55dB LAeq.

That matter of noise detrimental to the amenity would not appear to have been previously conditioned. Please Condition:-

Acoustic Report: Before the development commences, the applicant shall submit an acoustic report to demonstrate 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. 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 this document. Post construction validation tests will be necessary which clearly demonstrate to the satisfaction of this Department, that the above standard has been met prior to occupation of any residential unit/amenity space likely to be adversely affected by noise from the A280.

Reason: In the interest of the amenity

2. Includes no requirement in respect that matter of external lighting. Please condition:-

External Lighting: External Lighting in association with the development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 – Rural.

Reason: In order to safe guard the amenity

3. Does not include that new Condition requiring the provision of vehicle charging points to all new residential units. Please Condition:-

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.

The following matters were noted against Outline Planning Permission, A/51/14/OUT which will need to be subject to a separate Discharge of Planning Conditions Application.

1. Condition 10 - Construction Management Plan

2. Conditions 24, 25 and 26 - Contaminated land.

No Grant of Planning or Building Regulations approval is inferred or implied

C/N: 223294

Samantha Humphries | Information Management Assistant, Corporate Support
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37393 | External: +44 (0) 1903 737500 | Fax: 01903 730442 |
E-mail: sam.humphries@arun.gov.uk

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From: planning.responses@arun.gov.uk
[<mailto:planning.responses@arun.gov.uk>]
Sent: 06 April 2018 13:50
To: EH Planning Consultations
Subject: Planning Consultation on: A/38/18/RES

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015
Article 6**

Approval of Reserved Matters Following Outline Approval

APPLICATION A/38/18/RES

NO:

Registered: 20th March

2018
Site Address: Manor Nursery High Street Angmering BN16 4AW
Grid Reference: 507625 104250
Description of Works: Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwelling with associated access, public open space & landscaping.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to the email by 10-MAY-18.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email
