

REF: AST1489.191118.L1

20 November 2019

Kevin Wawman
Crayfern Homes Ltd
Victoria House
14 St Johns Road
Hedge End
Southampton
SO30 4AB

Dear Kevin

AST1489 LAND NORTH OF MAYFLOWER WAY, ANGMERING**Proposed Planning Condition**

It is understood that Crayfern Homes Ltd proposes to develop the land north of Mayflower Way, Angmering for residential accommodation comprising a total of twenty-four new dwellings.

We note the location of the proposed development and its proximity to nearby noise sources such as road traffic on the A259 and the adjacent commercial uses. We have also considered the location in the context of the nearby consented Quiet Waters development on Roundstone Lane, which would have similar exposure to these noise sources. The Roundstone Lane development was subject to the following planning condition:

'prior to the commencement of development, the applicant shall submit a report prepared in accordance with the provisions of BS4142, to demonstrate the predicted noise levels at the nearest noise sensitive residential location caused by any noise generating businesses in the locality. As necessary, a scheme shall then be provided 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 within BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings, which shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall be carried out in accordance with the approved details prior to occupation of the properties and be retained thereafter.

Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the external noise levels within the curtilage of the residential units will conform to the "design criteria for external noise" upper guideline value of 55 dB LAeq, T, as specified within BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted and agreed in writing with the Local Planning Authority before first occupation.

Reason: In order to safeguard residential amenity in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because noise levels need to be within acceptable level to ensure residential amenity of the residents of the new dwellings.'

We understand that Crayfern Homes Ltd. is happy to accept the same planning condition for the proposed development. Regarding the provision of a BS4142 assessment, we note that the above planning condition was discharged following RBA Acoustics report (ref. 8689.RP01.EBF.0), which stated:

'In the context of this development, it is considered that the primary source of noise is that of road traffic along Roundstone Lane and not and [sic] nearby industrial activity and therefore the criteria outlined in BS8233 and WHO are the most appropriate.'

On the basis that the proposed development site is adjacent to the same industrial area, it is expected that the primary source of noise for the proposed development is the A259 to the south of the development, thus a BS4142 assessment will not be required. This can be confirmed and any other potential noise sources can be considered during the baseline noise survey when discharging the proposed condition, in order to satisfy Arun District Council of no significant adverse impact.

It is also understood that the A259 is due to be upgraded to a dual-carriageway in the near future, however the A259 is sufficiently distant from the proposed development for this to be a significant concern. A doubling in road traffic on the A259, for example, would result in just a 3dB increase in noise levels. The potential significance of these works can be considered as part of the post-planning assessment and mitigation measures specified, where appropriate, to account for this future change.

Furthermore, we are satisfied that it will be possible to provide appropriate mitigation in order to achieve the intent of paragraph 180 of the National Planning Policy Framework, which states the development should:

'mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life'

We trust the above is of assistance. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely
for CLARKE SAUNDERS ASSOCIATES

