

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 21 June 2022 10:43
To: Planning Scanning
Subject: FW: A/59/22/PL Fargro, The Vinery

From: Anita Gardner [REDACTED]
Sent: 21 June 2022 10:32
To: Planning.Responses [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

[REDACTED]

Anita Gardner
Principal Planner



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Chima Umunnakwe [REDACTED]
Sent: 21 June 2022 10:23
To: Anita Gardner [REDACTED]
Subject: RE: A/59/22/PL Fargro, The Vinery

Hi Anita,

I hope your well.

I met the applicant on site last Thursday and I can confirm that I have no further objection to the proposed extended hours. However, I recommend that the scheme should be amended accordingly to reflect that the old building to the left upon entrance site will not be affected by the proposed extended hours.

We discuss this during my visit.

I hope this helps.

Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Anita Gardner [REDACTED]
Sent: 15 June 2022 08:28
To: Chima Ummnakwe [REDACTED]
Subject: RE: A/59/22/PL Fargro, The Vinery

Hi Chima,
[REDACTED]

Anita Gardner
Principal Planner



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Chima Ummnakwe [REDACTED]
Sent: 15 June 2022 08:20
To: Anita Gardner [REDACTED]
Subject: RE: A/59/22/PL Fargro, The Vinery

Hi Anita,

Hope you are well. Kindly provide Paul's phone number and I will give him a call later in the day. I will be in Arun this Thursday so we can meet up if he wants.

Regards

Chima

From: Anita Gardner [REDACTED]
Sent: 14 June 2022 17:10
To: Chima Ummnakwe [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

Hi Chima,

I have received a voicemail from Paul Airey stating he has been unable to reach you to arrange a site meeting. Please can you contact him to arrange a site visit and copy me in?

The application should be determined within the next 10 days.

Regards

Anita

Anita Gardner
Principal Planner



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Anita Gardner
Sent: 31 May 2022 14:35
To: Paul Airey [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

Dear Paul,

Please see the response below from the Environmental Health Officer.

I will leave it to you to liaise with him direct regarding a site meeting.

If following the meeting an updated noise report is still requested the application will need to be withdrawn and resubmitted in due course when a revised report has been completed.

Regards

Anita

Anita Gardner
Principal Planner



[REDACTED]
Arun District Council, Civic Centre, Malltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Chima Umunnakwe [REDACTED]
Sent: 31 May 2022 12:25
To: Anita Gardner [REDACTED]
Subject: RE: A/59/22/PL Fargro, The Vinery

Dear Anita,

Sorry for the delay in getting back to you as I thought I had already responded.

We require an up to date noise assessment which needs to be submitted for review. We consider that the old noise assessment needs to be updated to ensure that we have a robust impact assessment and that the calculations and noise levels it truly representative of the current noise climate. The nature of the business is known to be inherently noisy as such and with the proximity to the residential receptors, it is not sufficient to make a declaration of low impact without a reasonable degree of certainty.

The agent has suggested a condition to be imposed in place of an updated noise report. If they are certain on the basis of the extant noise report, there will be no impact on the residents, why suggest a condition. We feel that, regardless of any compliance condition, the onus will still be upon EH to investigate for noise nuisance should complaints arise in the future.

I will be happy to meet someone on site if the agent wants. I usually attend site visits on Mondays so we could meet if needed.

I hope this helps.

Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

[REDACTED]
Arun District Council, Civic Centre, Malltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Anita Gardner [REDACTED]
Sent: 31 May 2022 10:31
To: Chima Umannakwe [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

Hi Chima,
I am being chased by the agent for a response. Please can you come back to me on the suitability of the suggested options by lunchtime tomorrow?
Thanks
Anita

Anita Gardner
Principal Planner



[REDACTED]
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Anita Gardner
Sent: 13 May 2022 10:29
To: Chima Umannakwe [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

Hi Chima,
I have received the response below from the agent for the application in respect of my request for submission of an up to date noise assessment.
Are either of the options set out in the agent's e-mail acceptable to you?
Thanks
Anita

Anita Gardner
Principal Planner



[REDACTED]
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: [REDACTED]
Sent: 12 May 2022 16:43
To: Anita Gardner [REDACTED]
Cc: 'Steve Webb' [REDACTED]
Subject: RE: A/59/22/PL Fargro, The Vinery

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Mrs. Gardner, I refer to your email which my client is extremely disappointed with. Could we point out that the facility has been operational for a number of years and, as far as we know, there have been no concerns raised about noise by residents. It is also relevant that there are no objections to the proposal other than by the EHO. While the noise survey is 10 years old, it does provide significant background information to the noise environment in the area which is dominated by the adjacent A27.

The survey concluded that even with fork lift trucks operating immediately adjacent to the residential area, there was little likelihood for complaints. In fact the great majority of fork lift truck operations are on the south side of the site behind the building, or within the building itself, and are remote from any residential property.

In order to provide reassurance to the concerns of the EHO we would like to do two things.

Firstly, invite both you and the EHO to visit the site during a working day to demonstrate that noise concerns from the existing operations are unfounded. Any day next week would be possible.

Secondly, we would be prepared to accept a planning condition ensuring that no external operations would occur during the proposed extended hours period in an extended area adjacent to the residential properties. (see attached plan – exclusion area marked in red)

I would be hopeful that we could resolve this matter quickly without the necessity of a new application and the cost of and delay of a new noise survey which is unlikely to tell us anything new.

My clients need greater flexibility of working hours for the benefit of their business now and would obviously like to avoid a delay in the decision being made.

Kind regards

Paul Airey

Paul Airey Planning Associates Ltd

From: Anita Gardner [REDACTED]

Sent: Thursday, May 12, 2022 10:34 AM

To: [REDACTED]

Subject: RE: A/59/22/PL Fargo, The Vinery

Dear Paul,

I forwarded the noise report and your e-mail to Environmental Health for comment. They are unable to accept it because it is too old. The report was prepared 10 years ago. It is considered that the noise climate in 2012 would not necessarily be the same in the present time. Furthermore, the marginal significance recorded at receiver one indicate potential for noise complaint considering the type of activities. Therefore, noise mitigation should have been considered at that location.

They suggest a revised noise report is provided with up to date data, taking the present noise climate of the site into account and as may be required, ensure adequate noise mitigation measures.

I can't allow the current application to remain live whilst an updated noise survey is undertaken and based on their comments the current application is likely to be refused. I therefore suggest that the application is withdrawn and re-submitted in due course with an up to date noise report.

Please let me know by Monday next week (16th) if you wish to withdraw the application.

Regards

Anita

Anita Gardner
Principal Planner



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From: [REDACTED]
Sent: 04 May 2022 11:02
To: Anita Gardner [REDACTED]
Cc: 'Steve Web' [REDACTED]
Subject: FW: A/59/22/PL Fargro, The Vinery

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Mrs Gardner, further to my email below, I attach a copy of the acoustic survey which was undertaken by Clements Acoustics in 2012 for the original application for the development.

The survey assessed the background noise levels at the residential properties to the east of the Vinery site, and then estimated the effects of noise impacts from the Fargro development in respect of HGV movements and the activities of forklift trucks at the site. These activities were considered to be the main noise generators from the development, and were assessed against the relatively high background noise levels generated primarily from the adjacent A27. The report concluded that even using the more restrictive night time recommended noise levels the development was unlikely to generate complaints based on the assumptions used. It is noted that the report assumed that fork lift truck activities would occur in the vicinity of the residential properties when in fact this is not the case.

The current application to extend the operating hours in the evening is not considered to have any significant effect on noise levels for the following reasons:

1. The extended hours will only be required on occasion when there are peak demands on operations.
2. Any activities will only be undertaken within the building or within the loading area at the south of the main building.
3. The main building screens any activities for the residential receptors
4. It is not proposed that any HGV operations would occur during the proposed extended hours.

There is therefore no justification for considering that the amenity of the residential properties would be adversely affected by the proposal and it is requested that the EHO is requested to reconsider the position.

I would point out that my client has invested in their business and have so far replaced 6 gas powered fork-lift trucks (out of a fleet of 9) for electric powered units. These are significantly quieter in operation, and the remaining 3 will be swapped out at the end of their normal operating cycle. My client has also confirmed that there would be no external fork-lift activities adjacent to the residential properties during these expended hours.

Please do call me if you have any queries.
Kind regards,

Paul Airey
Paul Airey Planning Associates Ltd



[REDACTED]

From: [REDACTED]
Sent: Thursday, April 28, 2022 1:14 PM
To: 'Anita.Gardner' [REDACTED]
Cc: 'Steve Webb' [REDACTED]
Subject: A/59/22/PL Fargo, The Vinery

Dear Mrs. Gardner, I am aware that the EHO has objected to the above application but don't think he is aware of the Acoustic survey which was undertaken for the original application. I will be making a response to the objection with supporting evidence which you will receive shortly.
Please call me if you have any queries
Kind regards

Paul Airey
Paul Airey Planning Associates Ltd
[REDACTED]
[REDACTED]

<http://www.arun.gov.uk>
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