

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 24 June 2021 00:05

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: A/46/19/PL - Land North of Mayflower Way, Angmering (Condition 19) and application no A/64/21/PL

Dear Anita,

Yes, I had previously queried this site and make the following comments in respect of application no A/64/21/PL

It is noted that paragraph 6.6 of the Planning, Affordable Housing and Noise Assessment Statement, produced by ECE Planning, File Reference P1694, Issue PL5, Dated 25th March 2021 highlights the close proximity of commercial uses to both the north and south of the site and that paragraph 6.5.5 states that houses are situated away from the boundary north and west, to avoid potential noise disturbance. In the same way, measures are stated which are designed to deal with potential adverse noise from a long standing commercial cattery and dog boarding establishment, Roundstone Boarding Kennels and Cattery, however in neither case is the degree of the potential detriment quantified to ensure that these measures will be sufficient.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

The applicant refers to another site A/46/19/PL as the basis for a pre commencement condition, a site comprising no apartment block/s or houses of more than 2 storeys, and when clearly the proposed site has additional matters for consideration.

I would also refer the applicant to The Angmering Local Plan 2014, which states that development at this site (HA1) must provide screening to minimise noise and disturbance for occupiers.

Each application will therefore be dealt with on its own merit. A suitable acoustic report following those conditions as stated below and which identifies all potential adverse noise sources in the immediate surrounding area and specified means of mitigation is therefore required in this case and a pre commencement condition will not be acceptable.

Noise: Anita Please substitute the paragraph previously provided with:-

1.Noise from surrounding Industrial and Commercial Uses

No development hereby permitted shall commence until a BS:4142 Rating Assessment has been undertaken to determine the impact of noise arising from surrounding commercial and industrial uses on the development site. The results of the assessment and details of any mitigation measures to be applied to prevent noise to the detriment shall be submitted and approved in writing by the Local Planning Authority. The measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

2.Noise in habitable rooms.

Prior to the commencement of the development hereby approved, a scheme shall be provided to demonstrate that the internal noise levels within the residential units will conform to the “Indoor ambient noise levels for dwellings” guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and 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 and L_{Amax}. The works 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

3. Noise in Amenity Spaces.

Prior to the commencement of the development hereby approved, a scheme will be provided to demonstrate that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the “Design criteria for external noise” upper guideline value of 55 dB LAeq,T as specified within section 7.7.3.2 of BS 8233:2014

Guidance on sound insulation and noise reduction for proposed developments shall be submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

4. Post Construction validation.

An acoustic assessment of compliance with the noise conditions shall be submitted to the Local Planning Authority no later than two months after completion of the development hereby permitted. This will particularly consider those properties which are nearest to identified sources of commercial or industrial noise or any major road. Any provisions indicated in the assessment which need to be made to control noise effecting the site pursuant to the said conditions, shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment and all works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Please also add in the following paragraphs:-

After the CMP already provided

No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no 'noisy' work on Sunday or Bank Holidays

(and new paragraphs....)

Lighting

No external lighting shown on the submitted plans shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area / the environment and wildlife / local residents from light pollution.

(and)

Informatives

1. There shall be no burning of any trade / commercial waste or other materials on the site, except in an incinerator, the details of which shall be approved in writing by the Local Planning Authority before the development is brought into use. The use approved shall be carried out strictly in accordance with the details agreed.

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678



E: carol.reynolds@arun.gov.uk

Please note my normal working days are Tuesday to Friday

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 17 June 2021 12:49

To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Subject: RE: A/46/19/PL - Land North of Mayflower Way, Angmering (Condition 19)

Hi Carol,

I have received the attached response from Environmental Health. I think that this application site Shrublands is the other adjacent site you were asking about in respect of the kennels?

I am trying to secure the submission of a noise assessment as part of the current application rather than it being a pre-commencement condition as suggested.

Can you confirm if this is the site you were querying and if so if the comments made by your colleague adequately address any potential noise issues?

Thanks

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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