



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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Dear Anita,

Environmental Health: Noise. The applicant is asked to refer to extensive correspondence which has already occurred in this case.

Pre-commencement Planning Conditions should be applied in respect of this application, which I suggest would be as below.

1. Prior to commencement of development, the applicant shall submit a fully robust Acoustic Report compiled by a competent acoustician, which identifies all noise sources in the vicinity, and

the impact of these noise sources on the proposed new dwellings. Main noise sources will include road noise from Roundstone Lane and noise from commercial operations at Roundstone Kennels and Cattery and Farrowfields industrial site.

The Report which shall be submitted to and approved in writing by the Local Planning Authority, will detail a scheme of appropriate mitigation measures 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 in BS: 8233:2014 and the ProPG 2017, to include both dBLAeq and dBLA,f,max, 1 minute (8hour) levels (for night-time noise). The assessment shall also give consideration to the principles of BS 4142:2014+A1:2019 where Identification of noise sources can be achieved either through the use of manned monitoring, or through the recording of triggered noise events. The Planning Noise Advise Document: Sussex, 2021 can provide useful guidance.

If appropriate, the scheme shall take into account the correct number of air changes required for noise affected rooms and shall be based around a system of mechanical acoustically treated ventilation such as MEV 3 or 4 (Approved Document F - Building Regulations). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be retained in perpetuity.

Should it be the case that any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO, with **windows open**, then consideration must be given to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses here. In this case a written report, detailing suitable mitigation measure shall be provided to the Local Planning Authority for approval in writing.

If appropriate, details of any acoustic barrier to be erected along the north or southern boundaries of the development site, or both, including details of its ongoing maintenance, shall be submitted to and approved by the Local Planning Authority. Once approved the acoustic barrier shall be permanently retained and maintained.

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

2. External Amenity Areas.

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 and general amenity spaces will conform to the ‘design criteria for external noise’ desirable guideline value (moderate annoyance) of 50 dB LAeq,T as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO. 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 shall be retained thereafter.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.

3. Post construction Validation testing.

Before first occupation of any dwelling where it has been demonstrated that unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent acoustician/consultant to determine compliance with the noise mitigation scheme report; BS:8233 and BS:4142 as amended. This report must be submitted to and agreed in writing with the Local Planning Authority prior to occupation.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

No Grant of Planning or Building Regulations Approval is implied