

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 16 November 2021 08:53

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Daun Johnson

Technical Support Unit Assistant,
Planning Services

T: 01903 737762 Ext 37762

E: Daun.Johnson@arun.gov.uk



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

Sent: 16 November 2021 08:52

To: Planning <Planning@arun.gov.uk>

Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Please scan as consultee response

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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

Sent: 16 November 2021 07:08

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

Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Dear Anita,

Apologies for not getting back to you sooner.

The applicant has been given opportunity to more fully describe the potential for noise disturbance by providing detail of dBLA,f,max,1min, 8hr in respect of identified sources of noise at this site. This information will serve to inform a decision as to whether optimal conditions can only be achieved by re-orientation of impacted habitable rooms. The over riding factor will really depend on Arun Planning's view of the adverse impact such orientation might have on the appearance of the houses and street scene in this case.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678
E: carol.reynolds@arun.gov.uk

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

Sent: 09 November 2021 08:49

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

Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Hi Carol,

Please see e-mail chain below. Can you advise if the agent is correct regarding amending the layout and elevations and let me have any suggested conditions?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 05 November 2021 12:16
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

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Hi Anita,

Our interpretation of Carol's email was that the re-orientation etc may be preferable but this could instead be covered by suitable specification of glazing and mechanical means of acoustically treated ventilation. I have discussed with the Applicant and Architect, and in order to not have an affect on the streetscene, we would propose to address Carol's email through suitable specification which could be secured by appropriately worded conditions.

Please could you confirm that this is acceptable?

I have also spoken to the Applicant this morning who has confirmed that the S106 has been sent back to the LPA. We would therefore hope and kindly request for the approved decision notice to be issued next week.

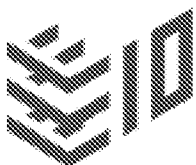
I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 04 November 2021 09:54
To: Rebecca Hoad <[REDACTED]>
Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Hi Rebecca,

Having looked at Carol Reynold's response she refers to re-orientation of roof bedroom/ensuite as indicated for plots 2 and 3 and plot 4 roof openings re-orientation. I don't think I have received substitute plans incorporating these changes? If they have been submitted can you advise me of the date and I will check my mailbox. She concludes in her most recent response that she has no objection subject to appropriate conditions and I am awaiting confirmation of these.

I have been in contact with our solicitor and he advises that he has spoken to Haroon Khan at Gately Legal who apologises for the delay in getting the engrossments to us for signature but he is doing his best to see how the signatory in Mexico can be assisted in the logistics of signing, scanning and sending back the document.

Can we agree an EOT to cover the final stages of signing of the Agreement. Shall we say until 22-11-2021? I will need a few days following receipt to allow for sign off of the officer report.

Regards
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 03 November 2021 11:58
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

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Thank you Anita, no problem.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

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

Sent: 03 November 2021 10:32

To: Rebecca Hoad

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Hi Rebecca,

I will come back to you tomorrow. I am currently working on committee items and will respond to you once I have completed them.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Rebecca Hoad

Sent: 03 November 2021 10:10

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

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Chris Barker <

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

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Hi Anita,

Further to my email below, please could you provide us with an update as soon as possible?

Many thanks.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

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From: Rebecca Hoad

Sent: 01 November 2021 16:58

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

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Chris Barker <[REDACTED]>

Subject: RE: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Hi Anita,

I hope you had a good weekend?

Following on from the below email from Carol, we understand that there are now no outstanding matters to be addressed for this application, apart from finalising the S106 agreement. Please could you confirm if this is also your understanding?

Please could you provide an update on the S106 from your legal team?

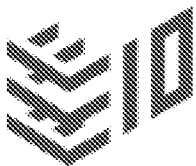
I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

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

Sent: 31 October 2021 20:30

To: Chris Barker <[REDACTED]> George Orton <[REDACTED]>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>;

[REDACTED] Rebecca Hoad <[REDACTED]>

Subject: FW: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

Dear Mr Barker/Mr Orton,

I provide my comments upon the attached NTS as below.

Thank you for this Summary which clarifies some matters from the original Noise Reports, Versions 1 & 2.

1. Base line Noise Levels. The primary aim of the ProPG and PPG 24 is to deal with noise from transportation type, steady sources. Whereas the PPG refers to mixed industrial/commercial and (road) noise, it specifically advises the reader to use of BS4142, in order to determine the likelihood of complaint from commercial/industrial sites. The PPG also states that “when several (more than 2 per hour) night-time events in any hour exceed 82 dBA LMax(s), then the ‘site’ moves into Noise Exposure Category C (Strong presumption against permitting development).”

In the same way, BS 8233 specifies acceptable internal noise levels, but it is also necessary to assess the impact of night-time noise events which exceed 45dB LAmax, where this occurs more than 10 (ProPG) – 15 times per night.

On-site monitoring demonstrates that each of the monitoring positions P2 (Kennels) and P3 (Farrowfields) would rest within PPG 24 Category A and that P1 (Roundstone Lane) and P2 and P3 accord with ProPG low/medium risk and low risk respectively. However, paragraph 5.4 of the noise report states a high incidence of LAmax exceeding 45dB :-

*P1 - 33 incidents and

*P2 - 22 occurrences per night

Rather than dismissing these findings as incompatible, Mr Barrett was requested to more fully describe LAmax(f) levels based upon a one minute (rather than 5 minute) averaged monitoring time period, in this way to demonstrate the number and loudness of these events and potential for adverse effect on sensitive rooms. This will inform whether these levels are high enough to warrant reorientation of rooms in this case and in the case of Plots 2-4 where BS 8233 indoor levels are already exceeded for road facing bedrooms at night.

2. Good Acoustic Design.

Bearing in mind BS 8233 guidance on recommended noise levels inside rooms (LAeq) and newly to be assessed findings as to the level and incidence of LAmax in sensitive rooms (as above):-

Unit/Plot 1.

*Thank you for pointing out Velux type windows to the roof bedroom. This indeed provides suitable ventilation to this space and the roof bedroom is considered acceptable in this state.

*Means of noise mitigation/ventilation will be required to the first floor bedroom alone.

Units/Plots 2 & 3 are reflections of each other and have the same internal layout.

*Unfortunately, windows provided to ensuite bathroom facilities and changing rooms (west) are considered to provide insufficient alternative means of ventilation in roof bedrooms. Reorientation of the roof bedroom/ensuite facilities is indicated so that bedrooms can face the quieter rear of the houses away from the road. This may or may not, adversely affect the ‘street scene’ depending on discussion with Arun Planning Department.

* Suitable acoustic glazing and acoustically treated means of mechanical ventilation will still be necessary to first floor front bedrooms.

*Should reorientation of roof bedrooms be unacceptable, then suitable glazing and mechanical means of acoustically treated ventilation, based upon MEV3 or 4, will be necessary.

Unit/Plot 4.

*Reorientation of the roof bedrooms is indicated.

* Given that a window is provided to the quieter rear of the house, then no change is required to the first floor front bedroom other than glazing/ trickle ventilation as described.

3.2.2 Northern Boundary Close to Farrowfilelds

*'Higher averaged noise levels in early morning from 4-5am.' Please carry out on site attended monitoring and/or recording to identify the noise source/s in this case. Whereas this may be due to birdsong, etc., I understand that transport vehicles such as buses are based at the Farrowfiled's site. Discussion with the site owner may be able to relocate this source of noise away from new sensitive receptors.

*Please confirm that there was only one LAMax(f) event greater than 45 dBA for the whole of each night-time period monitored.

3.2.1 Plot 23 – Southern Boundary Close to Roundstone Boarding Kennels and Cattery.

*Again, highest levels of averaged noise are indicated in the early morning at 4-5am and 6-7am. I believe that the dogs are fed at 7am. Please carry out on site attended monitoring and/or recording to identify the noise source/s in this case. Nevertheless, we know that the incidence of LAMax is high. I would suggest discussion with Arun Planning Department and the Kennels' owner to determine whether a suitably high acoustic fence would be acceptable in this case, bearing in mind that the kennels site will be enclosed by a 3m acoustic fence to the west due to building of houses north of Mayflower Way A/46/19/PL.

*The specification provided of an example barrier (paragraph 3.2.4) is acceptable given that the height of such a barrier can be agreed.

*Plots 22 and 23 have the same internal layout and orientation as Plots 2 & 3. An acoustic fence near the kennels will be unable to mitigate unacceptable LAMax levels affecting high level bedrooms. Comments apply as for Plots 2 & 3 based upon one minute LAMax levels. Such treatment to include Plot 6.

Just to be clear calculations provided relate to first floor Bedroom 2 in Plots 2 and 23. Thank you.

Conclusion

Based upon additional information provided, I am satisfied that the required noise mitigation can be suitable conditioned.

Yours sincerely
Carol Reynolds

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk

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From: Chris Barker

Sent: 22 October 2021 14:23

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Cc: Claire Potts <Claire.Potts@arun.gov.uk>; Adam Light <[REDACTED]>; Rebecca Hoad <[REDACTED]>; George Orton <[REDACTED]>

Subject: P1694 Shrublands Nursery, Roundstone Lane, Angmering - Application Ref. No. A/64/21/PL

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Dear Anita and Carol

Following recent correspondence in relation to potential noise impacts from neighbouring sources to the site Acoustic Associates have interrogated further their data and produced the attached NTS.

The conclusions of the NTS are clear that the nearest effected properties in our development can be designed with appropriate noise mitigation to address the highest recorded intermittent noise levels from the adjacent sites to the north and south in particular.

The proposed mitigation in the form of higher specification windows and ventilation is considered entirely appropriate and full details can be secured at condition stage to ensure that the internal noise environment for future occupiers is acceptable.

I trust therefore that this additional information will enable the scheme to proceed to a positive determination in the very near future.

Should you have any further queries please do not hesitate to contact myself or Acoustic Associates directly.

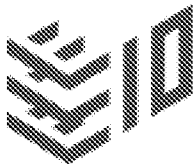
I look forward to hearing from you.

Kind Regards,

Chris Barker MATP MRTPI
Managing Director

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