

Mr Sean Lystor
14 St John's Rd
Hedge End
Southampton

Date: 17th February 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: A/6/21/DOC

Dear Mr Lystor,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/46/19/PL relating to Condition Nos 10 - materials & finishes, 12 - acoustic testing and 22 - wildlife habitats & enhancements

Land North of Mayflower Way Angmering BN16 4AY

Notification regarding the above application:

Condition Number 12

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 to and agreed in writing with the Local Planning Authority prior to occupation.

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

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Environmental Health officers do not concur with your assertion that they agreed that BS4142:2014+A1:2019 could not be used in this setting, although you proposed that an alternative method should be used. The BS4142 assessment should be completed and the noise condition cannot be discharged without it.

The use of LAmass as presented in the report lacks justification for the assertion that no noise detriment will occur. The lack of consideration for any form of boundary, or source treatment, means that the noise condition cannot be discharged.

No detail is provided of the likely day-time impact of barking dogs on the use of external amenity spaces to the proposed new houses, such detail is required.

It is also suggested that you use a 1 minute, rather than a 5 minute sampling time for the assessment of LAF max to better reflect the potential for disturbance from the kennels. The report equates LAmax levels from the A259 with dog barking, omitting heightened sensitisation that can occur in this case.

It is presumed that referenced boundary fencing pertains to the existing perimeter fencing around the neighbouring kennels/workshops site where only minimal acoustic attenuation can be expected.

Road West of Proposed Housing.

Identification of all noise sources which may adversely affect the proposed houses is required. There are minimal windows provided to the west of residential units along this road. Assessment is required of the potentially detrimental impact of commercial vehicles, including HGVs, using this road and of operation of this commercial site, (particularly that area to the immediate west of the proposed houses), on habitable rooms and new immediately adjacent gardens.

A259 and Road Widening.

The use of a 5 minute sampling time does not provide sufficient detail to identify episodes of noise that exceed 60 LAFmax. It is suggested that the report be recalculated using a one minute sampling time (45dB LAFmax internally).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning