

REFERENCE NUMBER: 0520/03

DATE: 23rd September 2019

**Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF**

By Email

Dear Sirs,

**Re: Planning application BE/100/19/PL
2no. dwellings at Springfields, Chichester Road, Bognor Regis, PO21 5EE
Noise Assessment**

With reference to above and further to the validation request letter of 5th September 2019 we provide the following Noise Assessment to support the application. The proposed residential development lies to the immediate north of the ribbon development running northwards along the A259 Chichester Road from the settlement of Bersted. The land to the immediate south therefore is a mix of residential dwellings whilst the land to the east, northeast and west is grazing land. Approximately 140m north of the northern most extent of the application boundary lies a light industrial park consisting of a number of light industrial buildings within a uniform and secure business estate.

These units are typically operated from 08:00 to 18:00 hours Monday to Friday and 08:00 to 14:00 hours on a Saturday.

To the immediate west and southwest of the land lies the A259 Chichester Road. This is a rural road which provides connectivity between Chichester to the north and Bersted and Bognor Regis to its south.

There are no significant noise operations at the site. During typical weekdays, baseline noise levels are considered to be consistent with that of the surrounding grazing land. At night there are no processes generating noise. The dominant noise source is the A259 Chichester Road which has limited activity. During weekdays noise levels are very unlikely to be in excess of 50 dB (LAeq (10

hour)) and in the evening and night hours noise levels are expected to be below 40 dB (LAeq (1 hour)).

As part of the works and change in use of the land the following standardised activities are being undertaken;

- Delivery of thermo-efficient residential dwellings
- Inclusion of substantial northern landscape buffer (this is for the benefit of seeking to curtail ribbon development any further beyond the application boundary but also acts as further noise attenuation from any noise activities associated with the road or from the distant industrial estate).

It is expected that the residential dwellings will attenuate noise levels typically by 20 dB at a minimum. Accordingly even when taking a low value of attenuation, noise levels within the living areas can be competently assessed to be below 40 dB during the day (both week day and weekend) and 30 dB during the evening and night time.

These anticipated internal levels are consistent with the thresholds as set out in the British Standard BS 8233: 2014 *"Guidance on sound insulation and noise reduction for buildings"*. Consequently no specific insulation is required for the properties change in land use beyond that which is provided within the design accompanying the application.

We trust the information provided in the letter meets the requirements associated with validation and demonstrates that the application can be brought forward in a manner that offers negligible impact upon noise either to the host receptor or as a by-product of the development.

Kind Regards



Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness
Managing Director / Chartered Planning & Development Surveyor

For and on behalf of NextPhase Development Limited