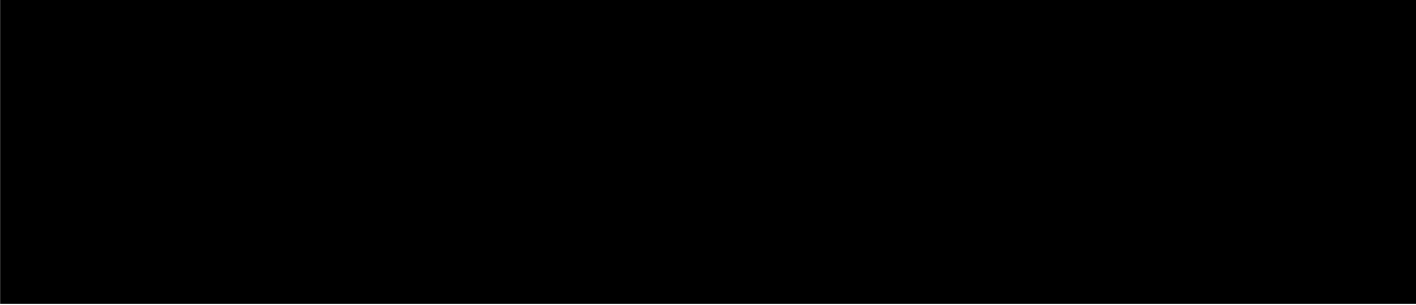




From: Michael Eastham
Sent: 17 November 2017 15:36
To: Planning.Responses
Subject: FW: BE/102/17/OUT

Please upload on Ocella.

Thanks,

Michael

From: [REDACTED]
Sent: 17 November 2017 15:01
To: Michael Eastham
Cc: Arfon Hughes
Subject: Fwd: BE/102/17/OUT

Michael

Please see below in relation to lighting zones. I am waiting for client instructions in relation to the extension of time and will get back to you as soon as I can.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
Tel: 01656 644458
Fax: 01656 644468



Begin forwarded message:

From: [REDACTED]
Subject: RE: BE/102/17/OUT
Date: 17 November 2017 at 14:54:51 GMT
To: [REDACTED]
Cc: [REDACTED]

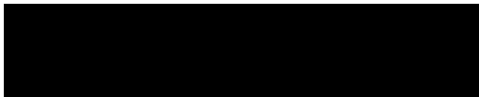
Nia

I have checked with the proposed lighting manufacturer and can confirm the proposed scheme produced is E2 compliant.

Regards

Julian Bunting
Associate

Scotch Partners LLP
Clerkenwell House
45 Clerkenwell Green
London EC1R 0HT


www.scotchpartners.com

From: 
Sent: 14 November 2017 08:57
To: 
Cc: 
Subject: Fwd: BE/102/17/OUT

Julian

Please see below, regarding the lighting zone. Does this present any problem?
Regards

Nia

Begin forwarded message:

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Date: 14 November 2017 at 08:48:50 GMT
To:  >
Subject: FW: BE/102/17/OUT

Hi Nia and Fiona,

In terms of **Question 8** in Fiona's email regarding lighting (E2 or E3), the Local Planning Authority considers that, when the application site is viewed from the north, east and west it constitutes "rural, small villages or relatively dark urban area" and E2 lighting should be used rather than E3.

Thanks,

Michael

From: Michael Eastham
Sent: 13 November 2017 20:36
To: Fiona Fitzgerald
Subject: FW: BE/102/17/OUT

Hi Fiona,

Do you accept the answers provided by the applicant set out below?

Kind regards,

Michael

From: [REDACTED]
Sent: 13 November 2017 14:03
To: Michael Eastham
Cc: Fiona Fitzgerald; Arfon Hughes
Subject: Fwd: BE/102/17/OUT

Michael

Further to the comments/queries raised by the EHO, please see comments in red below and attached.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
Tel: 01656 644458
Fax: 01656 644468

[REDACTED]

1. The report only deals with noise in detail for Unit 2 and whilst I understand this because the application is for full permission for Unit 2 and outline for the rest of this site, I have concerns that there may be cumulative noise impacts as unit 1, 3, 6 and 7 also either be B1/B8 use and they may have associated HGV movements. I am concerned that any cumulative noise impacts have not been taken into account at this stage and wants out my permission has been given may not be fully resolvable at that point. But the applicant confirm whether they have taken this into account or not?

Unit 2 was assessed as the only full application. There is no detail relating to the future use of other units, although the assessment was modelled using worst case of all loading bays being operated simultaneously. Any future HGV movements across the site would need to double to give a 3dB increase. Even with this unlikely level of activity the L_{Aeq} levels at the nearest residential property to the north would be in the region of 51dB and still be within desirable WHO guidelines for external noise. Any L_{Amax} levels would be consistent with predictions.

2. Please could the applicant confirm how many van and HGV movements there are likely to be in an average day time and an average night time? I appreciate that they have used data from many years worth of experience in similar situations, however surely the intensity, or not, of use will have a bearing on the resulting noise levels. For unit two I would like to know what proportion of the movements are likely to be at night time rather than daytime.

The proportion of day/night movements are not known at this stage and would be operator led. The predicted modelled levels use worst case scenario of all loading bays operating simultaneously at full capacity to provide robust assessment

3. The report details “at the nearest noise sensitive premises”. Does the applicant mean at the facade of the nearest noise sensitive premises or do they mean at the boundry of the nearest noise sensitive premises?

SoundPLAN™ modelling software predicts to the façade and takes this into account.

4. Paragraph 4.5 on page 12, just to clarify, “all loading bays“ means all loading bays in unit two presumably?

All loading bays in Unit 2

5. Paragraph 4.15. Agreed.

BS4142:2014 suggested condition

6. Paragraph 4.21. This states that a level dock loading bays will be sited at the northern elevation. Does this mean loading to and from HGVs will take place facing north i.e facing the Shripney Road properties? If so paragraph 4.23 cannot be consistent with paragraph 4.21. If the loading bay is at the north by definition the doors will have to be opened and closed frequently for accurate access and egress of product so acoustic performance of the warehouse structure cannot rely on the doors being closed. However looking at the plans it appears that the loading docks will be on the southern elevation. Please could the applicant clarify?

Apologies for the typo. As per the plans, all loading bays are to the south of the site. There is no loading /unloading to the north. Para 4.21 should read ..”sited at the southern boundary”

7. Please could the road noise data be sent through in Excel format?

Attached

8. With regards to lighting please could the applicant give a justification for using zone E3 rather than zone E2?

E2 covers rural , small villages or relatively dark urban areas.

E3 covers small town centres or urban locations.

If the preference is E2 this can be amended. Although I believe we are closer to a small town than a small village.

9. Also with regard to lighting would the applicant consider using reduced coverage between 11 PM and 7 AM in line with the world health organisation guidelines? Although the WHO guidelines relate to noise it is considered that 11 PM to 7 AM is the night time, hence my question.

Please refer to item 1.6 within the external lighting statement. Lighting will be photocell/timedclock controlled. Times can be added/adjusted to suit.

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
Tel: 01656 644458
Fax: 01656 644468



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