

To:	Dawn Appleton	From:	Daniel Saunders
Company:	Henry Adams Planning	Pages:	2
cc:	Various	Date:	08 October 2026
		Ref:	AS13082.261008.TN1
Project:	Chalcroft Nurseries, Chalcraft Lane, West Bersted		
Subject:	Discharge of Condition 12 (BE/77/25/NMA)		

Arun District Council Ref. BE/49/26/DOC

CSA's Sound Impact Assessment (ref. AS13082.250619.R1 dated 30 July 2025) targeted the discharge of Condition 12 (BE/13/24/S73 and amended by BE/77/25/NMA), demonstrating that commercial noise from the development is expected to be controlled to levels that will result in a low impact at nearby residential receptors.

We are advised that Environmental Health Officers were consulted on the discharge of Condition 12 (Noise Assessment) attached to planning permission BE/13/24/S73, as amended by BE/77/25/NMA and that the discharge has been refused with the reason as follows:

"Based on the information submitted, the Sound Impact Assessment does not assess the potential effects on occupants of existing nearby residential properties, nor does it include a noise mitigation scheme. Consequently, there is insufficient information to demonstrate that the proposed development would not result in unacceptable noise impacts on existing residents.

Given that existing residential properties may be affected by all phases of the development, the information provided is insufficient to satisfy the requirements of Condition 12. Until these matters have been satisfactorily addressed, Condition 12 cannot be discharged. Accordingly, the application to discharge the condition is refused.

This assessment is based on the below submitted document: Sound Impact Assessment (Dated 30/07/26)"

Subsequent liaison with Arun District Council has advised that the assessment needed to consider potential noise impact from construction activity on existing receptors. The nearest noise-sensitive receptors are situated at 92-98 Chalcraft Lane as identified in paragraph 3.13 of the Sound Impact Assessment.

There is a separate pre-commencement condition (#7), however, which relates to construction impacts. Furthermore, assessment of construction noise impacts sits outside the scope of BS4142:2014 which is referred to in the condition (#12).

Notwithstanding the above, and based on limited detail available regarding demolition/construction activity at this stage, we can confirm the following in advance of the preparation of information for the discharge of Condition 7 (BE/77/25/NMA):

Vehicles will access the site using the existing Daffodil Avenue (adjacent 98 Chalcraft Lane) which provides access to the David Wilson Homes Development. Given the scale of the proposed development, which is considerably smaller than both the scheme which was originally proposed for this site and the David Wilson Homes Development, there is an expectation that there will be considerably fewer industrial vehicles required during the demolition and construction phases of this site. Where noise impacts on existing noise sensitive receptors are acceptable with respect to the David Wilson Homes Development, the lower noise impact associated with the commercial development would also be expected to be acceptable..

We understand that there is no intention to pile foundations for these industrial units which eliminates the potential noise and vibration impact from this form of construction activity.

The proposed work area is focussed on the western portion of the development site more than 50 metres from the boundary with the residential receptor providing more than 30dB distance attenuation from noise at source. Additional attenuation will be provided by the 'acoustic fence barrier' on the southern and eastern boundaries which is required by condition 7 (n).

Additional noise management measures to mitigate potential noise and vibration impacts will be considered and formalised in the Demolition and Construction Management Plan. These are expected to include:

- *Early and ongoing community engagement;*
- *Hours of Work restrictions;*
- *Careful selection and ongoing maintenance of plant and machinery;*
- *Use of localised screening, where safe and appropriate;*
- *Employment of Best Practicable Means (BPM) throughout to reduce noise (including vibration) with reference to Control of Pollution Act 1974 and BS5228:2009.*

Potential demolition/construction noise and vibration impacts on existing noise-sensitive receptors (92-98 Chalcraft Lane) have been considered. These take account of the context of the development within the existing ambient noise climate and site surroundings.

It can be concluded that, with reasonable noise management measures and the mitigation measures controlled by condition, demolition and construction activities would not result in unacceptable noise and vibration impacts.

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