

[REDACTED]

From: Simon Davis
Sent: 26 January 2022 15:38
To: [REDACTED]
Subject: RE: BN/147/21/OUT - Consultee Comments

Dear Esme,

Please see comments below in response to your queries:

Contamination

ADC database shows a historic landfill/former gravel pit in the area where Wandleys lane joins the A29 (where 'Dell House' is on the Location plan provided by the applicant) which presents a risk to ground waters and risks of ground gasses. I recommend the contaminated land condition is relevant.

Noise

The noise assessment provides a specification for glazing and ventilation however, the fittings and frameworks are also contributory to effective sound insulation. Without verification there is a risk that the noise assessment is complied with but the noise level criteria is not met. I therefore request that a verification report be submitted after completion of the works to demonstrate the recommended mitigation measures meet the sound reduction performance criteria detailed in the noise assessment.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Esme Sparrow [REDACTED]
Sent: 25 January 2022 15:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BN/147/21/OUT - Consultee Comments

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Hi Simon,

I hope you're well.

I have reviewed the consultee comments for the 8 units application at Northfields and have a few comments are the below:

Environmental Health

Contamination

The comment suggests there is a historic landfill site with 250m of the development site, this has caused some confusion as the applicant thought this was a breakers yard? Please could you confirm the assessment is correct and therefore if this condition is still relevant?

Noise

The suggested condition requires '*A verification report shall be submitted to the local authority for approval to demonstrate that the internal and external noise levels detailed in BS8233: 2014 are met.* We consider this request for the verification report is unnecessary, the EHO has expressed that they are happy with the assessment and recommendations set out in the Noise Assessment prepared by Hepworth Acoustics. Therefore there is no need for this verification report as we are committing to the recommendations set out in the Noise Assessment. We therefore request the proposed wording of the condition removes the sentence in italics above.

We will also be providing a response to the Barnham and Eastergate Parish Council response shortly.

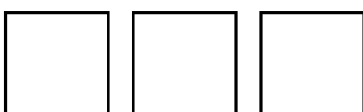
Thanks,
Esme

Esme Sparrow
Planner, Strategic Planning



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