

[REDACTED]

From: Michael Eastham
Sent: 11 December 2017 12:43
To: Planning.Responses
Subject: FW: Land at Pollards Nursery, Barnham

Please upload on Ocella as applicant's response to Environmental Health for both BN/2/17/DOC and BN/32/17/DOC.

Thanks,

Michael

From: Laura Humphries [REDACTED]
Sent: 11 December 2017 11:17
To: Michael Eastham
Subject: RE: Land at Pollards Nursery, Barnham

Hi Michael,

We responded on 20.11.2017 copy attached.

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

[REDACTED]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London |
Manchester



The Cirencester Office's Environmental Management System is certified to the international ISO 14001:2004 standard.

♻️ Please consider the environment before printing this email message.





Pegasus Group is the trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.



Cert no. FS 577092

From: Michael Eastham [REDACTED]
Sent: 11 December 2017 11:13
To: Laura Humphries [REDACTED]
Subject: FW: Land at Pollards Nursery, Barnham

Hi Laura,

We do not appear to have received a reply from you to Fiona Fitzgerald's email of 3rd November 2017!

Please could you re-send your reply?

Kind regards,

Michael

From: Fiona Fitzgerald
Sent: 11 December 2017 11:10
To: Michael Eastham
Subject: FW: Land at Pollards Nursery, Barnham

Hi Michael,

Below is my email of 3rd Nov. I don't think that I have received a reply from the applicant on these matters (although I'm happy to be proved wrong). Please could you forward the reply from the applicant?

Many thanks

Fiona

From: Fiona Fitzgerald
Sent: 03 November 2017 11:50
To: Michael Eastham
Subject: RE: Land at Pollards Nursery, Barnham

Dear Michael,

I have read Noise Assessment for Proposed Residential Development at Lake Lane, Barnham (Report No. JAE9392-REPT1-R5), dated 30 October 2017. Could you ask the applicant to reply to the following points please?

1. Is point LT2 actually on the northern boundary of the site? I am aware that the site layout has changed over time and I'm not sure that I've been looking at the most recent layout.
2. Would it please be possible to do modelling for the site from the noise data that has been collected? In particular I am interested in the 50dB and 55dB contours for external areas.
3. Is there any modelling or justification for how much the acoustic fence will bring down the noise levels? If not please could this be provided? I accept that it will, but justification/data for this has not been provided.
4. Paragraph 4.10 (page 9). How many times a night does this actually happen?
5. Please could the raw data be provided in excel format for LT1? I have asked for this previous (many months ago) and it was sent either in a protected format that I could not access, or in notepad format that I could not interrogate (30,000+ points of data). I note that the report states that the L_{Amax} levels exceed 74dB on average 8 periods per night. However this is in 15 minute periods and does not relate to how many individual exceedances there are in a typical night.
6. The report does not actually confirm that all dwellings are at least 15m from the boundary fence with the railway. Are they? Please could this be confirmed?

Thanks

Fiona

From: Michael Eastham
Sent: 31 October 2017 14:53
To: Fiona Fitzgerald
Subject: FW: Land at Pollards Nursery, Barnham

Hi Fiona,

Please find attached the revised Noise Report which identifies the position of the 2 metre high acoustic boundary. This is also now reflected on the revised boundary treatments plan for the Pollards Nursery site in Barnham.

I look forward to receiving your comments.

Thanks,

Michael

From: Laura Humphries [REDACTED]
Sent: 31 October 2017 14:07
To: Michael Eastham
Cc: David Hutchison; David J H Lee; Pete Hodgson [REDACTED]
Subject: Land at Pollards Nursery, Barnham

Hi Michael,

Further to our meeting on this site, I now enclose the revised Noise Report which identifies the position of the 2m acoustic boundary. This is also now reflected on the revised boundary treatments plan. The attached covering letter formally submits these details to the current DOC applications. (ref: Noise Condition Letter 31.10.17, Boundary Treatment Plan and Noise Report)

I have also enclosed a letter requesting that the outline planning conditions be added into the DOC submission so that we have formal confirmation that those conditions are discharged. (ref: outline condition letter 31.10.17)

I trust that the conditions can now be discharged on the approved layout. To assist I have provided you with a schedule of the information submitted for each condition. (ref: Composite condition details) Can you confirm that the conditions will now be discharged?

In relation to the 7-unit scheme, we advised that discussions were ongoing with Southern Water. They have now advised that there is no objection from them to the additional connection of these 7 units. Please see the attached email from SW confirming no objection. I would be grateful if you can confirm that the decision can now be issued on this application. (Email from Southern Water)

As agreed, we will be continuing to work up the revisions on the current RM (BN/52/16) and we hope to have the revised pack to you shortly along with the NMA on the conditions.

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester



The Cirencester Office's Environmental Management System is certified to the international ISO 14001:2004 standard.

Please consider the environment before printing this email message.



Pegasus Group is the trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.



Cert no. FS 577092

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole

or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

[REDACTED]

Hi Michael,

We were surprised to receive further comments from the EHO on the noise report given that the only revision was to include the position of the acoustic fence which was raised during the determination of the RM and that substantive content of the report was submitted to the Council in January 2017. However, we have asked the noise consultants to review the comments from your EHO colleagues and have provided a response below. In addition, I confirm that the approved RM layout allows for the 15m set back from the railway as specified in the condition. We trust this addresses the points raised and that the LPA can now confirm that the condition can be discharged.

We are working through WSCC comments on the travel plan and will provide you with an update shortly. WSCC have raised the link to Goodacres in their response. We do not consider that the provision of a wider path would be appropriate given that the approved layout provides a path which is the same as that within the Goodacres site. Moreover, the information submitted under the conditions provides a link to the Goodacres site consistent with that approved under the RM layout. It provides for the connectivity of the two sites delivering the objective of the condition and we consider this is acceptable.

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

[REDACTED]

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester



The Cirencester Office's Environmental Management System is certified to the international ISO 14001:2004 standard.



Please consider the environment before printing this email message.



Pegasus Group is the trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.



Cert no. FS 577092

From: Josh Wilson [REDACTED]
Sent: 17 November 2017 09:16
To: Laura Humphries [REDACTED]
Cc: Susan Hirst [REDACTED]
Subject: RE: Land at Pollards Nursery, Barnham

Hi Laura,

See below our revised responses to the LPA queries. I have re-attached the layout drawing and spreadsheet.

1. Based on the site layout drawing we have from Thrive Architects (ref: Job No. RED140932 Drawing No. SL.01 Rev. P11 – attached for reference) LT2 was located within a few metres of the northern boundary of the site. I understand that the most recent update to the site boundaries have not changed substantially, therefore we can confirm that was located approximately on the northern boundary of the site.
2. A model was not put together for this report as it was a baseline survey, therefore generating contour maps would require further work. The only area that would exceed the upper guideline value for external amenity areas would be the rear amenity areas of the dwellings located immediately adjacent to the railway line. The other external amenity areas we can comfortably assume will be below the upper guideline value of 55 dB $L_{Aeq,16hr}$ even without considering screening effects from the dwellings.
3. The Maekawa Barrier Attenuation method was used in order to calculate the likely effect of a solid barrier positioned along the southern boundary of the site adjacent to the railway line. The calculation logic has been provided in a tab in the attached spreadsheet with the 1 minute and 5 minute LT1 Data. Please note that the representative sound level along the southern boundary of the site was measured as 57 dB $L_{Aeq,16hr}$. Therefore it can be safely assumed that a 2 m high barrier with a surface mass of 10-12 kg/m³ will provide the necessary attenuation in order to reduce the noise levels in the external amenity areas to below the upper guideline value of 55 dB $L_{Aeq,16hr}$.
4. At the time of the assessment, there was no formal guidance on the acceptable number of $L_{Amax,T}$ exceedances at night-time in habitable rooms. Therefore based on our judgement, other existing guidance, and our estimate of the number of exceedances based on 15-minute period data, we considered the $L_{Amax,T}$ to be acceptable in conjunction with the recommended façade specification.

Since the submission of the report and assessment, new Professional Practice Guidance on Planning & Noise (ProPG) has been published (May 2017). It is now considered that “...in bedrooms at night, the $L_{Amax,F}$ from individual noise events (from all sources) would not normally exceed 45 dB more than 10 times a night then this represents a reasonable threshold below which the effects of individual noise events on sleep can be regarded as negligible.”. Therefore our exceedance estimate, based on a line source distance attenuation, does not satisfy the new guidelines.

Our assessment of the L_{Amax} levels were based on a conservative distance attenuation calculation which considered the L_{Amax} levels as a line source, rather than a point source. Note that treating a source as a line source will result in less attenuation of the noise level over a distance when compared with treating a source a point source. However, treating the L_{Amax} as a point source, which is more typical of discrete maximum noise events, means that the noise limit at the measurement location which would need to be exceeded in order to exceed the internal noise level of 45 dB is 79 dB $L_{Amax,T}$.

The data that we previously provided was the raw data in 100 ms periods. Normally we would post-process this into larger periods for an assessment. We understand your request to look at this in a finer period than 15 minutes, and so have now processed this into 1 minute periods. Based on this, the maximum sound level

during a 1-minute period exceeded 79 dB on average 4 periods a night. This result also omits the nights that Southern Rail were on strike.

Based on the above, it is considered that the recommended design specification will be sufficient to minimise the adverse effects of noise from individual noise events on sleep, and that the noise levels satisfy the most up to date guidelines and policy.

5. Covered in point 4.
6. Can you review and confirm that all dwellings are at least 15 m from the boundary fence with the railway as this is a design issue.

Best regards,

Josh

Josh Wilson BSc(Hons) AMIOA
Consultant – Acoustics - RPS Planning & Development
6-7 Lovers Walk,
Brighton, East Sussex, BN1 6AH.
United Kingdom



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 03 November 2017 12:15

To: Laura Humphries 

Subject: FW: Land at Pollards Nursery, Barnham

Hi Laura,

Please could you reply to the questions posed by the Environmental Health Officer below?

Kind regards,

Michael

From: Fiona Fitzgerald

Sent: 03 November 2017 11:50

To: Michael Eastham

Subject: RE: Land at Pollards Nursery, Barnham

Dear Michael,

I have read Noise Assessment for Proposed Residential Development at Lake Lane, Barnham (Report No. JAE9392-REPT1-R5), dated 30 October 2017. Could you ask the applicant to reply to the following points please?

1. Is point LT2 actually on the northern boundary of the site? I am aware that the site layout has changed over time and I'm not sure that I've been looking at the most recent layout.
2. Would it please be possible to do modelling for the site from the noise data that has been collected? In particular I am interested in the 50dB and 55dB contours for external areas.
3. Is there any modelling or justification for how much the acoustic fence will bring down the noise levels? If not please could this be provided? I accept that it will, but justification/data for this has not been provided.
4. Paragraph 4.10 (page 9). How many times a night does this actually happen?

5. Please could the raw data be provided in excel format for LT1? I have asked for this previous (many months ago) and it was sent either in a protected format that I could not access, or in notepad format that I could not interrogate (30,000+ points of data). I note that the report states that the LAmax levels exceed 74dB on average 8 periods per night. However this is in 15 minute periods and does not relate to how many individual exceedances there are in a typical night.
6. The report does not actually confirm that all dwellings are at least 15m from the boundary fence with the railway. Are they? Please could this be confirmed?

Thanks

Fiona

From: Michael Eastham
Sent: 31 October 2017 14:53
To: Fiona Fitzgerald
Subject: FW: Land at Pollards Nursery, Barnham

Hi Fiona,

Please find attached the revised Noise Report which identifies the position of the 2 metre high acoustic boundary. This is also now reflected on the revised boundary treatments plan for the Pollards Nursery site in Barnham.

I look forward to receiving your comments.

Thanks,

Michael

From: Laura Humphries [REDACTED]
Sent: 31 October 2017 14:07
To: Michael Eastham
Cc: David Hutchison; David J H Lee; Pete Hodgson [REDACTED]
Subject: Land at Pollards Nursery, Barnham

Hi Michael,

Further to our meeting on this site, I now enclose the revised Noise Report which identifies the position of the 2m acoustic boundary. This is also now reflected on the revised boundary treatments plan. The attached covering letter formally submits these details to the current DOC applications. (ref: Noise Condition Letter 31.10.17, Boundary Treatment Plan and Noise Report)

I have also enclosed a letter requesting that the outline planning conditions be added into the DOC submission so that we have formal confirmation that those conditions are discharged. (ref: outline condition letter 31.10.17)

I trust that the conditions can now be discharged on the approved layout. To assist I have provided you with a schedule of the information submitted for each condition. (ref: Composite condition details) Can you confirm that the conditions will now be discharged?

In relation to the 7-unit scheme, we advised that discussions were ongoing with Southern Water. They have now advised that there is no objection from them to the additional connection of these 7 units. Please see the attached email from SW confirming no objection. I would be grateful if you can confirm that the decision can now be issued on this application. (Email from Southern Water)

As agreed, we will be continuing to work up the revisions on the current RM (BN/52/16) and we hope to have the revised pack to you shortly along with the NMA on the conditions.

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester



The Cirencester Office's Environmental Management System is certified to the international ISO 14001:2004 standard.

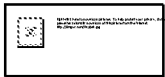


Please consider the environment before printing this email message.



Pegasus Group is the trading name of Pegasus Planning Group Limited (07277600) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.



Cert no. FS 577092