

[REDACTED]

From: [REDACTED]
Sent: 16 February 2022 11:22
To: Chima Umunnakwe <Chima.Umunnakwe@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/277/21/PL - 1 Spencer Street

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Dear Chima

I have spoken with my client and acoustic consultant.

Please can we request that we have the following prestart condition be applied so that allows for adequate monitoring and agreed to solution if noise levels require so we meet to meet the 6 planning tests in the NPPF 2021

"Prior to commencement, the applicant shall provide the local planning authority a scheme to demonstrate that the internal sound pressure levels inside the flats achieve Table 4 conditions laid down in BS8233:2014".

Please could you confirm that this would be acceptable to you.

Regards

Simon

Simon Binns MCIAT BSc (Hons) PDD (Building Cons)
Director



www.bayside-architectural.co.uk
[linkedin](#)



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From: Chima Umunnakwe [<mailto:Chima.Umunnakwe@arun.gov.uk>]

Sent: 15 February 2022 11:47

To: [REDACTED]

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: BR/277/21/PL - 1 Spencer Street

Dear Simon,

Thank you for your email.

I have taken note of your explanations , however we still require evidence based confirmation statement to demonstrate that the internal noise levels within the flats meet the guidance given in BS8233 2014 and the WHO standards. These are relevant standards for any new residential dwellings.

Our recommendation is that this needs to be provided prior to the determination of the application and to ensure that the future occupiers are adequately protected from environmental noise.

Kind Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

T: 01903 737336

E: chima.umunnakwe@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: [REDACTED]
Sent: 14 February 2022 16:46
To: Chima Umunnakwe <Chima.Umunnakwe@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/277/21/PL - 1 Spencer Street

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Dear Chima

I have received your comments via Maria and am very confused by them.

I visited site this morning and can find no sign of an extractor system to the south, please see photographs attached. The only mechanical plant that is in the vicinity are small air conditioning condenser units located on the flat roof of Henry Adams which are over 10m away. These are located adjacent to existing residential units and therefore should

comply with noise regulations. I can only presume you are commenting upon the white chimney to the rear of our property which is our boiler flue.

The southern end of Spencer Street has become much more residential over the last few years with the construction of Hills Court and Gasden House to the north of our site and also Donald and Brenda House further north. Direct neighbours are flats or maisonettes above neighbouring shops in London Road and directly opposite the large Pheonix Court block of flats. There are no industrial process and therefore no noise generators in the immediate area. Graham Press next door are a stationers with their shop in London Road, and opposite Fildes Roofing have a small yard to their offices. The warehouse opposite is part of Covers Yard and used for storage only. To the south is St James House which has offices on the ground.

I am also very surprised that you say the railway line causes noise, this is over 85m away, not adjacent, and is a terminus, ideally situated for sustainable transport which is essential for new residential accommodation without parking. All shops, bus services are all within easy walking distance making an ideal situation to not be reliant upon the use of a private car a key Arun planning policy. Spencer Street is certainly not a major thoroughfare with light traffic with the current occupiers quoting that it is very quiet.

I therefore strongly request that you revisit your consultation as this has had a detrimental effect on my clients application. Should you wish to discuss any specific items please do not hesitate to contact me.

Regards

Simon

Simon Binns MCIAT BSc (Hons) PDD (Building Cons)
Director



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From: Maria Tomalova [<mailto:Maria.Tomalova@arun.gov.uk>]

Sent: 10 February 2022 13:40

To: [REDACTED]

Subject: FW: BR/277/21/PL

Please see below the objection /recommendation for refusal from ADC Environmental Health (uploaded to our website).

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

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From: Chima Umunnakwe <Chima.Umunnakwe@arun.gov.uk>

Sent: 10 February 2022 12:37

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: BR/277/21/PL

Dear Planning,

I have considered the above application and recommend refusal on noise ground.

The reason is because EH believe that the future occupiers of these flats will be exposed to significant amount of noise from commercial activities in the area. There is a railway adjacent, an extractor system to the south of the building, including other noise generating sources within the locality. The applicant appears not to have taken this fundamental material consideration when submitting the proposal.

We need to be certain that the impact of noise upon the future occupiers have been fully considered in the context of noise and where necessary appropriate measures/ ventilation have been catered for the potential occupiers. However, should it be considered that approval be granted, the applicant should provide robust details regarding sound insulation and ventilation provisions, which must demonstrate that the amenity of the future occupiers will not be adversely affected.

I hope this helps.

Chima Umunnakwe
Environmental Protection Officer
Technical Services

T: 01903 737336
E: chima.umunnakwe@arun.gov.uk

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