

[REDACTED]

From: Brad Wiseman [REDACTED]
Sent: 26 March 2018 17:49
To: Anita Gardner
Cc: Carol Reynolds
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Anita,

Thank you for sending through the below.

The comments received specifically reference the methodology for the NIA in relation to the 24 hour use of the PFS, and are critical that the surveys weren't undertaken for longer periods. ACP have expressed their surprise with this comment because it did not form part of the EHO comments in the initial e-mail dated 22nd February 2018 upon which the latest revised report was based.

In relation to the issues raised by the EHO in consultation, ACP comment as follows:

Noise Survey Period

ACP's measurements were manned at all times and we can confirm no unusual activity occurred during these times. Based on the hundreds of environmental surveys that we have undertaken over the years throughout the UK, many of which have been extended over several days, the measurement periods ACP have adopted capture the periods of lowest LA90T and LAeqT noise levels during both the day and night periods. As the weekday readings were carried out on a Monday/Tuesday it is our opinion that these results will be very representative of the lowest existing weekday background and ambient levels. The only variation that could be expected would be on a Sunday hence the additional Sunday monitoring that has been undertaken.

It must be noted that the PFS activity noise levels at RPA are between 10-20dB below the lowest measured LAeqT levels during the night time period and 16-23dB below the lowest measured LAeqT levels during the day time period. At RPB the differences are even greater. This is based on assessment at the quietest periods during the day and night with all other periods having higher existing LAeqT noise levels and therefore less impact.

ACP's assessment and monitoring therefore considers the worst case impact at the quietest times which still results in a negligible impact. We see no justification for undertaking further testing when the activity noise levels are significantly below the measured LAeqT levels.

Machinery Operation

ACP consider it highly unreasonable to assume that all the machinery will be in operation simultaneously and continuously throughout a one hour period when time will be taken to park vehicles, start operating the machines, the inevitable turn round time between vehicle movements and periods of non-operation. We have based our assessment on all items running within a one hour period for 50% of the time which we believe to be a fair and realistic assumption. We would also point out we have applied a 6dB acoustic penalty for each machine to determine the rating noise levels. For clarity we confirm the machinery would not operate during night time periods.

Further to the above, we have sought clarification from our Transport consultants on the matter of the TRICS land use classification, which are provided below. It should be noted that the Council's Transport Officer has raised no issue with the application to that end:

TRICS is the nationally used transport planning database which validates assumptions about the transport impacts of new developments. It is evidence-based and regarded one of the most reliable sources of information when developing traffic forecasts. SYSTRA has used it in Transport documents to support applications for more than 70 PFS sites across its UK wide estate.

The definitions of "Filling Station" and "PFS with Retail" are TRICS defined terms. Within the TRICS database they are described as follows:

13/A – Petrol Filling Station

"Traditional" petrol filling station with only a small shopping element such as a newsagent-type store. Trip rates are calculated by Site Area or Filling Bays".

Under normal circumstances this is the type of PFS found in isolation at a roadside such as a traditional Esso, Shell or BP PFS. While there might be a small associated kiosk, the range of goods would be limited to drinks, snacks and car maintenance items.

13/B – PFS with Retail

"Petrol filling station with a significant retail element, possibly a smaller version of a branded supermarket or an extended store run by the PFS company. Trip rates are calculated by Site Area or Filling Bays."

Again, this relates to a roadside facility which stocks a wider range of fresh food and groceries. These are normally associated with a BP PFS, a Marks and Spencer Simply Food or an Esso PFS with a SPAR store.

In both cases, the PFS categories are informed through observed surveys of roadside PFS sites. While the TRICS database does include "Food Retail with PFS" as a separate category, that option does not provide insight into the specific trip generation attached to the PFS element in isolation. In this instance, SYSTRA has used the selected PFS category as an explicit means of identifying the trip generation associated with a given number of filling positions.

As the proposed PFS at ASDA Ferring will incorporate a small "Drive-to-Pay" kiosk with no retail offer, SYSTRA assumes that land use 13/A would be the most appropriate land use for this planning application.

While the PFS will be located next to an ASDA food store, the technical objective of the exercise is to specifically understand the trip generation characteristics of the PFS, NOT the whole site. This methodology has been applied on numerous occasions and has been deemed to be acceptable following examination by a range of local planning authority transportation officers.

It should also be noted that the comments of the EHO do not raise issue with the PFS itself in land use terms; the only outstanding matters relate to the hours of operating and potential for noise impacts to occur as a result of the PFS/ machinery operation. It follows that the EHO has no objection to the proposed development in principle, subject to these matters being suitably addressed. I'd be grateful if you could confirm that this is the case.

As outlined above, we believe the approach taken to the NIA to a robust reflection of the noise climate in the vicinity of the application site, and an accurate estimate of the impact of the proposal.

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



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Mobile [REDACTED]
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Website www.savills.co.uk



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 19 March 2018 15:56
To: Brad Wiseman [REDACTED]
Subject: FW: Planning Application: FG/206/17/PL - Arun District Council

Dear Brad,

Please see the environmental health officer's comments below.

Our Engineer has confirmed he will not be providing a response and the landscape officer has advised that she will try to provide a written response by the middle of this week.

Given the environmental health officer's request for further surveys to be undertaken and a more detailed justification for the level of use stated for the equipment I would appreciate your agreement to an extension of time of a further month on the application until 20-04-2018.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carol Reynolds
Sent: 19 March 2018 10:03
To: Anita Gardner
Cc: Anna Appleton
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Dear Anita,

Thank you for this detail. My Comments are as follows:-

Environmental Health: The ACP Acoustic Reports prepared in this case are based upon a very limited noise survey over 2 x 2 hour periods on a single Monday, a one hour survey on a single Tuesday, with fuller detail only between 06:00 and 23.45 hours on a Sunday. As such, it is difficult to obtain meaningful comparative LAeq(T)'s on which to support the case for 24 hour opening. The applicant needs to provide a fuller noise survey to include noise monitoring for a more representative period of time. Continuous noise monitoring should be carried out over 3 consecutive days, 0:00 hours Tuesday to 7:00 hours Friday and 22:00 hours on Saturday night to 7:00 hours Monday morning.

The survey should also include more reasoned justification for the assumptions of PFS usage, as well as fuller explanation as to why the presence of the Asda store would not support the use of TRICS data for land use, 13B. Similarly in respect of machinery operation. A more detailed justification is required for the level of use stated for this equipment. The 'worst case' scenario should be demonstrated.

From: Anita Gardner
Sent: 07 March 2018 11:54

To: Carol Reynolds
Subject: FW: Planning Application: FG/206/17/PL - Arun District Council

Carol,
Please find attached revised Noise Impact assessment. Does this address your concerns?
Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Brad Wiseman [REDACTED]
Sent: 07 March 2018 11:51
To: Anita Gardner
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Anita,

Please find attached our revised Noise Impact assessment, in regard to the above, in response to the objection received from the Council's Environmental Health Officer.

We trust the updated information provides clarity on the issues raised.

If you could provide the EHO with the attached, that would be appreciated.

I can't see any additional consultation responses online -- have these now been received?

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 02 March 2018 09:58
To: Brad Wiseman [REDACTED]
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Brad,
There are 2 other outstanding consultation responses. These are Engineers and Landscapes . The consultations were sent on 24-01-2018.
Regards
Anita

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From: Brad Wiseman [REDACTED]
Sent: 01 March 2018 12:56
To: Anita Gardner
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Anita,

Thank you – if you could impress upon the relevant officer that any efforts they can make to get a response back quickly would be appreciated, given the delay.

Could you provide me with a list of all the parties who have been consulted under the application? In addition, I'd be grateful if you could confirm the date upon which each of the parties received the consultation request.

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 01 March 2018 10:59
To: Brad Wiseman [REDACTED]
Subject: RE: Planning Application: FG/206/17/PL - Arun District Council

Brad,

I have double checked. The initial consultation failed to generate. They have now been consulted today.

Regards

Anita Gardner

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From: Brad Wiseman [REDACTED]
Sent: 01 March 2018 10:27
To: Anita Gardner

Cc: Matthew Sobic

Subject: FW: Planning Application: FG/206/17/PL - Arun District Council

Anita,

See below.

Can you advise whether the EA have actually been consulted?

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



Tel [REDACTED]
Mobile [REDACTED]
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From: Greenwood, Suz K [REDACTED]

Sent: 01 March 2018 09:27

To: Brad Wiseman [REDACTED]

Subject: FW: Planning Application: FG/206/17/PL - Arun District Council

Morning,

I have no record of being consulted on this application by Arun, it is not on our system.

Kind regards

Suz

Suz Greenwood
Environment Agency – Solent and South Downs
Sustainable Places



My working days are Tuesday, Wednesday & Thursday 9 – 15

We offer a cost recovery service for bespoke pre-application advice. For more information go to: gov.uk or email.us

From: Brad Wiseman [REDACTED]

Sent: 27 February 2018 09:53

To: PlanningSSD [REDACTED]

Subject: Planning Application: FG/206/17/PL - Arun District Council

Dear Sir/ Madam,

The above planning application was submitted to the Council at the beginning of January. I believe the EA have been consulted to provide comments on the acceptability of the proposal.

Could you provide me with the contact details of the Officer considering the application?

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW

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