

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 29 June 2021 20:18

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: LU/116/21/PL (Rosemead Housing S of Littlehampton Academy)

Environmental Health:

Noise.

An assessment of the acoustic compliance has been submitted in a noise report provided by RBA Acoustics dated 8th March 2021, ref: 10383.RP01.APR.2 Rev2, upon which I make the following comments. Unfortunately, the report is not acceptable to this Department in its current format.

1. Fitzalan Link Road.

The resulting façade incident noise levels at the worst affected apartment units and houses facing the Fitzalan Link Road are stated to be :-

*Apartment units: 59 dB LAeq, 16hr i.e. during daytime hours and 54dB LAeq during the night with an LAfmax of 71dB.

* Houses at north-western corner: 57dB LAeq (daytime) and 52dB LAeq (night-time), with a LAfmax of 69dB.

a. The report considers double glazed units providing an Rw of 34dB with equivalent through frame, acoustically treated trickle ventilators and 'ventilation to Boklok standards,' but this is unspecified. Please provide suitable description of this standard.

b. I would support the acoustician's recommendations for a Level 2 AVO Assessment for all High Risk flats and for Low/Medium Risk houses (Table 10) so that the requirement for more robust ventilation and acoustic attenuation measures may be fully assessed. We await this report.

c. Please ensure that the report states the number of times the LAfmax exceeds 60dB during 23:00 to 07:00 hours. I would refer you to the Planning Pro PG which states that the façade level of 60dB LAfmax, should be exceeded no more than 10 – 15 times during the night-time period. Please average such measurements over a period of not greater than 5 minutes.

NB: Advice from EH Housing, 29th June 2021, may mean reconsideration of balcony doors originally envisaged for the apartment units.

2. Children's Day Nursery

It is considered that any assessment of a children's day nursery should not be over reliant on LAeq (BS8233) compliance, as the LAeq measure is likely to underestimate any adverse impact. Please provide a noise survey which properly describes the noise characteristics of the site and likelihood of potential detriment to the amenity of the new housing development from this activity, rather than a theoretical exercise.

Such a survey/report should provide an account of the hours of outdoor use and annotated time history graphs of the outdoor activity of the children to include dB and one minute LAfmax levels. Please describe the character of the noise. Only when the true impact is presented can the appropriateness of any mitigation be explored.

3. External Amenity Areas.

I note, figure 8, that daytime noise level predictions for those houses and flats to the north west and west of the site indicate a level between 55 and 60 dB LAeq.

The report suggests that higher noise levels in external amenity areas should be acceptable since the development site is considered to be an urban area with close proximity to a strategic transport network. I would suggest that this is not a suitable characterisation of the area, which is suburban in nature and only in peripheral proximity to the A259. As such, suitable mitigation should be provided to ensure that the noise level in amenity areas is equivalent to 50 dB LAeq, the level at which moderate annoyance, rather than 55dB LAeq where serious annoyance is anticipated.

4. Balconies. It is agreed that should only small balconies be provided, then BS 8233 recommendations would not apply. This guidance would however apply where the balconies are used as general amenity space.

5. Electrical substation.

The acoustic report should include assessment of the proposed electrical substation on this site.

6. Littlehampton Academy Playground.

Specifically, Littlehampton Academy playground immediately to the north of proposed houses and Littlehampton Day Nursery. Thank you, the acoustic report provided is considered sufficient in this case.

Please add the following Conditions to this application

Noise

1. Noise in habitable rooms.

Prior to the commencement of the development hereby approved, a scheme shall be provided to demonstrate that the internal noise levels within the residential units will conform to the “Indoor ambient noise levels for dwellings” guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms and L_{Amax} as specified here and in the Planning Pro PG. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

2. Noise in Amenity Spaces.

Prior to the commencement of the development hereby approved, a scheme will be provided to demonstrate that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the “Design criteria for external noise” upper guideline value of 55 dB L_{Aeq,T} and preferably with the desired L_{Aeq,T} level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014.

Guidance on the noise mitigation works to be provided to ensure noise reduction for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason:

To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

3. Noise from Children's Day Nursery.

No development shall take place to the east of the site (and immediately west of the playground) until a scheme has been submitted to and approved in writing by the Local Planning Authority, which investigates the possibly detrimental impact of noise arising from outdoor activities at children's day care facility, Littlehampton Day Nursery, BN17 6AH and which specifies the provisions to be made for the control of said noise accordingly. Thereafter, the use of the proposed development shall not commence until the approved scheme has been fully implemented.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

4. Post Construction validation Testing - Noise

An acoustic assessment of compliance with the noise conditions shall be submitted to the Local Planning Authority no later than two months after completion of the development hereby permitted. This will particularly consider those properties which are nearest to identified sources of commercial noise, or any major road. Any provisions indicated in the assessment which need to be made to control noise effecting the site pursuant to the said conditions, shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment and all works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

5. Electrical Sub Station.

a. Prior to the first use of the electricity substation, an acoustic report assessing the impact shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise (including low frequency noise) and vibration from the station to ensure that there is no adverse effect to residential or commercial properties. For residential accommodation, the scheme shall ensure that the low frequency noise emitted from the substation is controlled so that it does not exceed the 'Low Frequency Criterion Curve' for the 10 to 160 Hz third octave bands inside residential accommodation as described in the DEFRA funded University of Salford Manchester guidance document entitled 'Procedure for the Assessment of Low Frequency Noise Complaints' (NANR45 Rev.1 – December 2011).

Available

from: http://sciencesearch.defra.gov.uk/Document.aspx?Document=10470_NANR45-procedure_rev1_23122011.pdf

b. The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the approved acoustic report,

whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011- 2031

Please also add:-

Electrical Vehicle Charge Points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition. Charge points should be Mode 3, 7kw fast chargers as a minimum.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

Informatives:-

The applicant is advised of the new Planning and Noise Advice Document: Sussex, March 2021 to guide and inform decisions in this case.

Kind regards
Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

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Please note my normal working days are Tuesday to Friday

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