

[REDACTED]

From: Oliver Woolf [REDACTED]
Sent: 25 March 2022 17:17
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PL- Land South of the Academy

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Dear Anita,

Thank you for the email. We had hoped that the suggested wording for condition 4 (replicated below) would enable a suitable alternative without the specific requirement for a 2.4m high fence. However, for the sake of enabling the decision to be issued without delay we agree. Would you be able to provide amended wording of condition 4?

The development hereby permitted shall not be occupied before a scheme demonstrating 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 LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014 has been 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 and be retained thereafter unless agreed in writing by the Local Planning Authority.

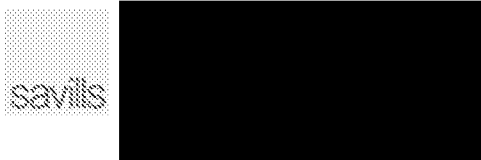
With regard to condition 6 we agree.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Central South Planning

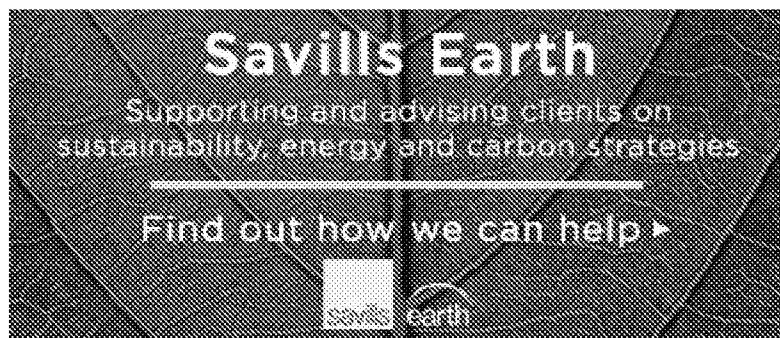
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 24 March 2022 15:19

To: Oliver Woolf [REDACTED]

Subject: RE: LU/116/21/PL- Land South of the Academy

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Dear Oliver,

I have e-mailed Carol again and she has stated 'the acoustic report clearly indicates that by increasing the height of the acoustic fence from 1.8 to 2.4m, noise exposure in gardens of the worst affected 4 houses is reduced to a more acceptable level. Should the option of this higher fence be unacceptable to the applicant then it remains with the applicant to provide a suitable alternative. Our comments therefore remain the same.'

Regarding condition 6 'Construction Management Plan', this is not adequately covered by condition 17 which only relates to hours of operation. The condition has been imposed following the comments of County Highways who noted that a CMP has been submitted, but as this sets out, a final version of the CMP will be submitted once a principal contractor has been appointed. The need for the pre commencement CMP therefore remains and I would appreciate your agreement to its imposition.

Regards
Anita

Anita Gardner
Principal Planner



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 23 March 2022 15:38
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Anita,

Thank you for coming back to me so quickly and for the update. I do appreciate Carol's position, but by specifying fencing at 2.4m is she is essentially saying that there is no other means of achieving the targeted dB?

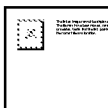
Dou you have any thoughts on the other conditions? For example I view the proposed changes to conditions 19 and 30 as being straightforward.

Thank you,

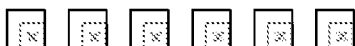
Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 March 2022 15:09
To: Oliver Woolf [REDACTED]
Subject: FW: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,

Please see the response from environmental health regarding condition 4.
I am still awaiting comment on other environmental health aspects (which I have chased today) and Engineers, but I am aware that Paul Cann is on leave this week.
I will come back to you as soon as I receive further responses.

Regards
Anita

Anita Gardner
Principal Planner



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E: anita.gardner@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 23 March 2022 14:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PLB- Land South of the Academy

Dear Anita,

Condition 4: Amenity Areas – Accept proposed condition on the basis that the height of the acoustic fence to the 4 gardens to houses on the north-west of the site, which exceed 55ddBL_{aeq}, shall be increased to 2.4m. (James Stokes, 18 August 2021). No further mitigation required in the case of the external amenity to flats facing the Fitzalan Link road.

Thank you for your enquiry. Gardens to stated houses will have higher levels of noise exposure from the link road. I therefore advise that Condition 4 should be retained as above.

Yours sincerely
Carol

Carol Reynolds
Senior Environmental Health Officer
Environmental Health Department



T: 01903 737678
E: carol.reynolds@arun.gov.uk

Please note my normal working days are Tuesday to Friday

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 March 2022 14:17
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Subject: FW: LU/116/21/PLB- Land South of the Academy

Hi Carol,
Please see the comment re condition 4 from the agent. Would you be agreeable to the change proposed?
Thanks
Anita

Anita Gardner
Principal Planner



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E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 23 March 2022 12:57
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Anita,

Thank you once again for the email and details from Carol. I have been through the information and am happy to agree the proposed amendment to the suggested wording to condition 3.

In respect of condition 4, I have reviewed the email from James to Carol dated 18 August 2021, which I attach to this email and I have extracted the relevant part below. We feel that 2.4m high fencing is not necessary, suitable or desirable in order to ensure external noise to 55dB. I believe the wording proposed allows suitable flexibility to meet the target without the requirement for particular measures at this point. In addition, the LPA have power of approval of details.

Further acoustic modelling has been undertaken to investigate the potential improvements available for the 4no. gardens where external noise levels currently exceed 50dB. Further modelling showed that an increase in height (from 1.8m to 2.4m) would only further reduce noise level by around 2-3dB. As such, given that the increase in height of these fences will have other design implications (e.g. aesthetic/sunlight), it is not deemed that this undesirable design change would warrant the relatively small acoustic improvement of 2-3dB, where resulting noise levels in some gardens would still exceed 50dB. As such, on the basis of this further modelling, it is deemed that the existing design of 1.8m fences is still acoustically suitable.

We are very happy that conditions 10, 11 and 12 can be removed.

Have you been able to review any of the other conditions?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Oliver Woolf
Sent: 22 March 2022 15:38
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PLB- Land South of the Academy

Dear Anita,

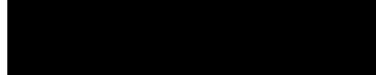
Thank you for the email and detail within. I shall review and come back to you.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 March 2022 14:34
To: Oliver Woolf [REDACTED]
Subject: FW: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,

Further to your e-mail today I can provide you with clarity on condition 11 which is to removed.

Please see the e-mail below from the environmental health officer regarding the noise related conditions and I can confirm that it is my intention to amend the wording as suggested. However, before I make these changes do you have any further comment in respect of the wording changes?

Regards

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 18 March 2022 19:01
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: LU/116/21/PLB- Land South of the Academy

Dear Anita,

And with specific reference to RBA Acoustics, Acoustic Planning Assessment Reference 10383.RP01.APR.3. Revision Number 3, Prepared 16 August 2021, (The Noise Report).

Condition 3: Road noise - I refer to my comments to James Stokes, 3rd September 2021 in response to his email 18 August 2021.

Condition 3(a) Please provide this additional condition requiring an AVO Assessment.

In respect of the development hereby permitted, An Acoustics, Ventilation and Overheating Level 2 Assessment shall be carried out in respect of all, or a representative number of units to the apartment block and houses adjacent to the Fitzalan Link Road, where the night-time noise level as demonstrated on page 9 of the Noise Report Version 3, indicates a low to medium, or high risk of overheating. Such as assessment is to be carried out by a suitably qualified energy and sustainability consultant in accordance with CIBSE, TM59; 'Design methodology for the assessment of overheating risk in homes,' in order to assess whether more robust ventilation and acoustic attenuation measures will be required than prescribed in the Noise Report. It is anticipated that any required means of ventilation will be based around a system of continuous air extraction and acoustically treated trickle ventilators, ideally with heat recovery (MEV3 or MEV4 Building Regulations 2010, Approved document F, or equivalent).

Condition 3(b): accept slightly amended proposed condition, as highlighted in red below

/(Suggested pre-occupation wording if necessary)

'The development hereby permitted shall not be occupied before a scheme demonstrating 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 has been submitted to and approved in writing by the Local Planning Authority.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The scheme shall take into account the correct number of air changes required for noise affected rooms and $L_{Amax,f}$, one minute, 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 and be retained thereafter.'

Condition 4: Amenity Areas – Accept proposed condition on the basis that the height of the acoustic fence to the 4 gardens to houses on the north-west of the site, which exceed 55ddB_{Laeq}, shall be increased to 2.4m. (James Stokes, 18 August 2021). No further mitigation required in the case of the external amenity to flats facing the Fitzalan Link road.

Condition 10 : Post Construction Noise Assessment - Agree to removal of this condition on the basis that a scheme shall be submitted before first occupation of dwellings to demonstrate compliance with relevant standards as prescribed in Condition 3.

Condition 11: Nursery Noise - Agree to removal of this condition on the basis of the additional noise assessment carried out in this case.

Condition 12: Electrical Substation – Agree to removal of this condition on the basis of the additional noise assessment carried out in this case.

Kind regards
Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department



T: 01903 737678

E: carol.reynolds@arun.gov.uk

Please note my normal working days are Tuesday to Friday

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

Sent: 16 March 2022 09:37

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

Subject: FW: LU/116/21/PLB- Land South of the Academy

Dear Carol,

Please see attached comments on suggested conditions from the agent. Can you let me have your comments on conditions 3,4,7,8,10,11 and12.

If possible by the end of the week?

Thanks

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 02 March 2022 09:07
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]; Whitaker, Lydia [REDACTED]; May, Dylan [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Anita,

I hope you are well today. Thank you again for the proposed conditions including the pre-commencement conditions, which are extremely useful.

In accordance with The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 please find attached a substantive response providing comment and suggested wording on the proposed pre-commencement conditions and the other draft proposed conditions. I hope that this is of use and please do let me know if you have any queries on my suggestions that I can assist with.

Would you be able to follow up with your legal team again to chase?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ

[REDACTED]
Website : <http://www.savills.co.uk>



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From: Oliver Woolf
Sent: 24 February 2022 15:29
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]; Whitaker, Lydia [REDACTED]; May, Dylan [REDACTED]

Subject: RE: LU/116/21/PLB- Land South of the Academy

Hi Anita,

Thank you for the email, the list of draft conditions and for keeping on top of your solicitor.

For information I am on leave tomorrow so please copy in Bryony, Lydia and Dylan to any emails sent before the end of the week to ensure that we don't miss anything that can provide assistance.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Central South Planning

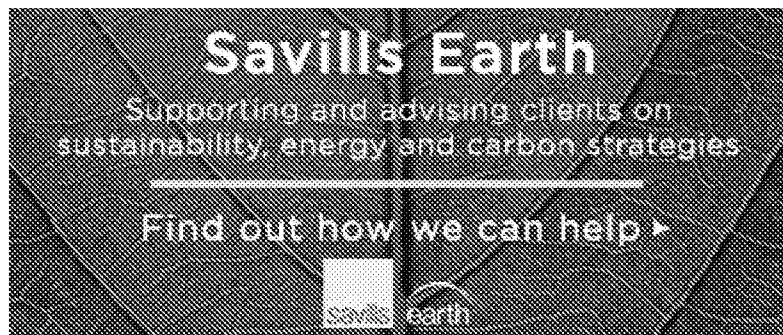
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 24 February 2022 15:21

To: Oliver Woolf

Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,

Thank you for the EOT confirmation. I have speaking with our Solicitor today and will reiterate the urgency.

The draft report is ready to progress, but will not be shared with you prior to the decision being reached.

Regards

Anita

Anita Gardner
Principal Planner



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E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 24 February 2022 15:00
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Whitaker, Lydia [REDACTED] May, Dylan [REDACTED] Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Anita,

Thank you for this email and for the list of pre-commencement conditions. We are considering the conditions with the project team and hope to provide a response to you tomorrow.

With regard to progress of the delegated report and accompanying conditions please can you confirm that we can still expect these by 02 March? Please let me know if there is any assistance I can provide.

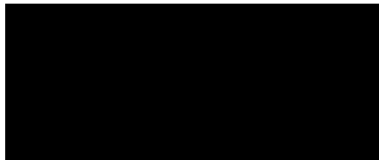
With regard to the S106 the applicant's solicitor is willing to support in any way to bring forward the signing date. Can you please reiterate this to your solicitor? The applicant is willing to grant an extension of time until 07 March 2022 to enable the S106 to be completed and signed and the decision issued.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Central South Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 February 2022 10:39
To: Oliver Woolf [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Oliver,
Thanks for clarifying.
I have been liaising with our Solicitor who has advised that completion of the Agreement will not be possible by next Wednesday. She has requested a further 3 weeks. Can we agree an EOT until 18-03-2022 to accommodate this?
Regards
Anita

Anita Gardner
Principal Planner



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 23 February 2022 08:47
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Anita,

With regard to heritage please see pages 19 & 20 of the planning statement in which both the conservation area and listed buildings have been addressed.

Thank you for your update on the S106, which I will feed back to the client and solicitors. If you could continue to pressure the Council team I will ask the client to do the same our side.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ

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

Sent: 22 February 2022 18:16

To: Oliver Woolf

Subject: RE: LU/116/21/PLB- Land South of the Academy

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Thanks Oliver.

I have looked through the Planning Statement and can find no heritage section. At pre app stage you were advised [xn--mo0a.to](#) the south of the site is the East Street Conservation Area and Grade II listed Care Home some 400m away.

The Council's Conservation Officer has confirmed that the applicant should consider the impact that the proposal will have upon the conservation area which is located a distance to the south of the site. This assessment could consider whether there is some, albeit limited, inter-visibility between the site and the conservation area and whether there is any impact. It is suggested a Heritage Statement is submitted at application stage to address this.'

Can you advise where I can find the information to address these comments?

I am also not sure how the draft agreement is progressing. I last spoke to our solicitor on Thursday and he felt that completion within a week may not have been realistic. Do you have an update? It maybe that a further EOT will be necessary to allow completion.

Regards

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 22 February 2022 17:53
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Anita,

Thank you for the email.

I have requested the BNG information.

With regard to M4(2) and (3) I know we are providing 2 of the latter in the north row of dwellings opposite the POS, which are identified by larger drives. I also believe the apartments are all M4(2) and have requested clarification on these and the rest of the dwellings.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 February 2022 17:16
To: Oliver Woolf [REDACTED]
Subject: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,

I am starting to write the report for the above application and should be in a position to forward pre commencement conditions to you for agreement tomorrow.

In the meantime can you advise on the following:

- The percentage biodiversity net gain and
- Compliance with Arun DC internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration. It is supported by references in ALP policies D DM1 & D DM2. This requires at least 50% of the homes to be designed to the M4(2) standard, and some to meet M4(3) i.e. be wheelchair accessible.

This level of provision cannot be secured by an appropriately worded condition as the dwelling design needs to be approved at application stage. The proposal does not appear to include such provision please advise.

Regards

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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DX 57406 Littlehampton

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