

Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

Date: 6th July 2022

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/56/22/DOC

Dear Miss Hunjan,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under P/134/16/OUT relating to conditions 30-programme of archaeological works and 32-protection of proposed dwelling from noise generated by Osbourne Refrigeration site.

Land North of Sefter Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 32

No occupation shall commence until a scheme for protecting the proposed dwellings from noise generated by the Osbourne Refrigeration Site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details and location of any acoustic wall and/or fencing designed to protect amenity spaces and also window specification and ventilation requirements in order to achieve a suitable acoustic environment in line with BS 8233:2014 and World Health Organisation guidelines 1999. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied, unless an alternative period is agreed in writing by the Authority.

Reason: In the interests of amenity in accordance with policy D DM1 and QE DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Arun District Council officers are unsatisfied that the mitigation measures provided would satisfactorily address noise levels within private dwelling spaces, both internally and externally.

Environmental Health Officers have objected to the information submitted. The noise assessment (ref. 16/0383/R2) relies on the noise calculations within report reference 16/0383/M1 Rev 1 (submitted as part of application P/134/16/OUT) which was undertaken with a 3m high acoustic fence. The submitted

proposals suggest mitigation of a 2.5metre acoustic fence, and therefore it has not been sufficiently demonstrated that noise levels would not result in unacceptably adverse harm to the amenity of future occupiers. Additionally, the areas to the north which were originally intended to be developed as a scout hut have not been acoustically assessed and therefore Arun District council cannot be satisfied that appropriate mitigation is proposed.

All comments from consultees can be accessed online, and should inform any further assessments and reports necessary to address the identified issues.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning