

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 May 2017 11:21
To: Planning Scanning
Subject: FW: Response to Y_15_17_DOC condition 6
Attachments: ResponseToCondition6_Y_15_17_DOC.docx

From: Simon Davis
Sent: 02 May 2017 09:54
To: Planning.Responses
Subject: FW: Response to Y_15_17_DOC condition 6

Objection rep.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

[Redacted]
Sent: 30 April 2017 19:32
To: Simon Davis
Subject: Response to Y_15_17_DOC condition 6

Dear Mr Davis,

Please find attached our comments regarding the application to discharge Condition 6 of Y_15_17_DOC.

Kind regards,
Ralph

Reference	Y/15/17/DOC
Status	Undecided
Proposal	Application for approval of details reserved by condition imposed under Y/64/16/PL relating to conditions 5-landscape scheme for HGV parking site, 6-landscape scheme along southern boundary, 7-Site Management Plan & 10-light appliances.
Location	Land to the North of John Turner P Lake Lane Barnham PO22 0AL

24/04/2017

Dear Mr Davis,

After reviewing the proposed planting scheme provided by SLH, '**Landscaping and Planting Plan – John Turner Phormiums FINAL v1.PDF**' we wish to submit the following comments:

Extracts from the Officers Report from Application Y/64/16/PL:

RESIDENTIAL AMENITY IMPACTS ASSOCIATED WITH THE EXISTING LAKE LANE SITE:

*It is necessary to consider how the application will affect the existing situation for the residents of Park Road who live close to the Lake Lane Nurseries site (applicant's consolidation centre). **These residents are affected by noise from vehicles entering the site and refrigerated lorries which need to be plugged in for long periods whilst waiting to be unloaded/loaded.***

*Previous measures have been taken to improve this situation such as the erection of a 2m high acoustic fence along the southern boundary. This was later raised to 3m. The applicant has placed a low planted bund on the northern side of this acoustic fence. **It is understood that as the fence is located next to the noise 'receiver' and not the noise source, that its noise reduction qualities are reduced. Furthermore, noise in the area tends to reverberate off nearby glasshouses thus making it difficult to completely protect the amenity of local residents.***

Comments

- 1) Only a portion of the acoustic fence was raised to 3m high
- 2) The low-planted bund, is not 'planted', and is either lower or the same height as the 2m length of acoustic fencing.
- 3) "... *It is understood that as the fence is located next to the noise 'receiver' and not the noise source, that its noise reduction qualities are reduced. Furthermore, noise in the area tends to reverberate off nearby glasshouses thus making it difficult to completely protect the amenity of local residents...*"
 - a. Since it is acknowledged that the noise nuisance property of the SLH HGV Haulage operation is still current despite the acoustic fence, we would expect a well-researched and substantial landscaping noise barrier consisting of raised bund/Bern, evergreen vegetation, and mature trees to be installed/planted all along the southern border of the HGV operation.

*The applicant was approached in respect of whether the acoustic fence could be raised in height. It was felt that this would result in a visual impact to the Park Road residents. Advice from Environmental Health officers is that 3m is a reasonable height and that raising the fence would have a limited impact and not be worthwhile. **As is clear from the existing southern boundary at the consolidation site, there are some gaps in the planting and the applicant has agreed to a landscaping condition, which would require additional trees and bushes to be planted in these gaps.***

Comments

- 1) From the statement above we assume the term 'existing southern boundary' to mean the same length of boundary as the current acoustic fence currently occupies, and also up to and including the length of southern boundary from where the current acoustic fence ends and where the SLH operation offices start.

Condition 6 of Y/64/16/PL

No part of the development shall be first occupied unless and until there has been submitted to, and approved by, the Local Planning Authority, a separate landscaping scheme in respect of **enhancing the existing planting along the southern boundary of the existing Lake Lane Nurseries site (the consolidation centre) in order to provide additional noise mitigation**. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the proposed operating site or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: **In the interests of protecting the amenity of those residential occupiers who live close to the existing Lake Lane Nurseries** site and in accordance with Arun District Local Plan policies GEN7 and GEN32.

Comments

- 1) How will Arun District Council assess the success and impact of the new planting scheme to assess if this requirement and condition has been met?
- 2) We assume that any trees or vegetation currently situated in our garden have not been included as part of the assessment of tree and vegetation-population along the southern property border as part of planning condition 6 as it is the responsibility for SLH to provide all necessary noise-mitigation measures, including planting along the southern border that will contribute to mitigating the current noise nuisance situation. This will allow for future changes that we may wish to make to our garden.

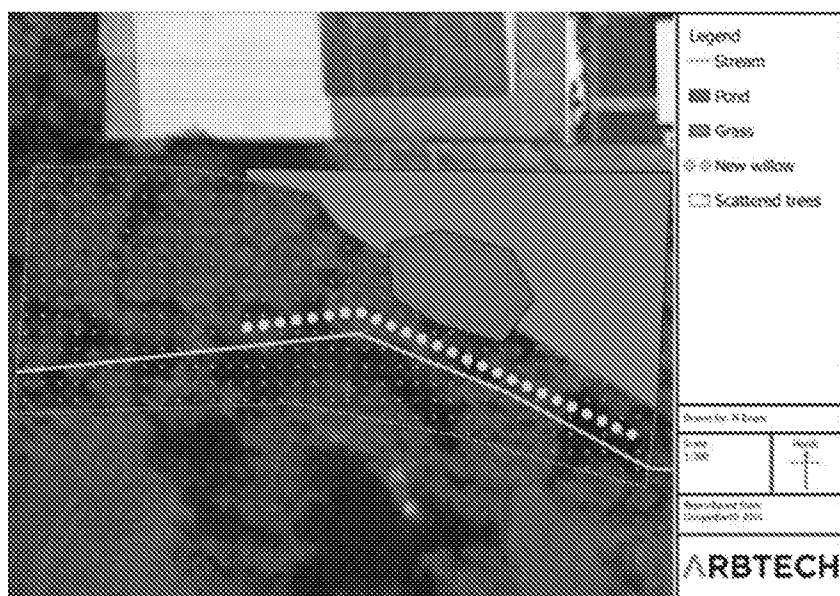
Extract from the proposed tree-planting scheme generated by Arbtech regarding the existing Old Lake Lane site:

Planting specifications:

Crack willow *Salix fragilis* will be planted along an approx. 40m stretch of land running alongside the stream at the southern boundary of the Stuart Lyons Haulage site. There are already scattered trees present, and the additional willow planting is intended to create an improved noise barrier.

Cuttings will be planted where gaps of 1m² are present in gaps between existing trees. A minimum of ten new trees will be planted along the stream bank and within the existing scattered trees.

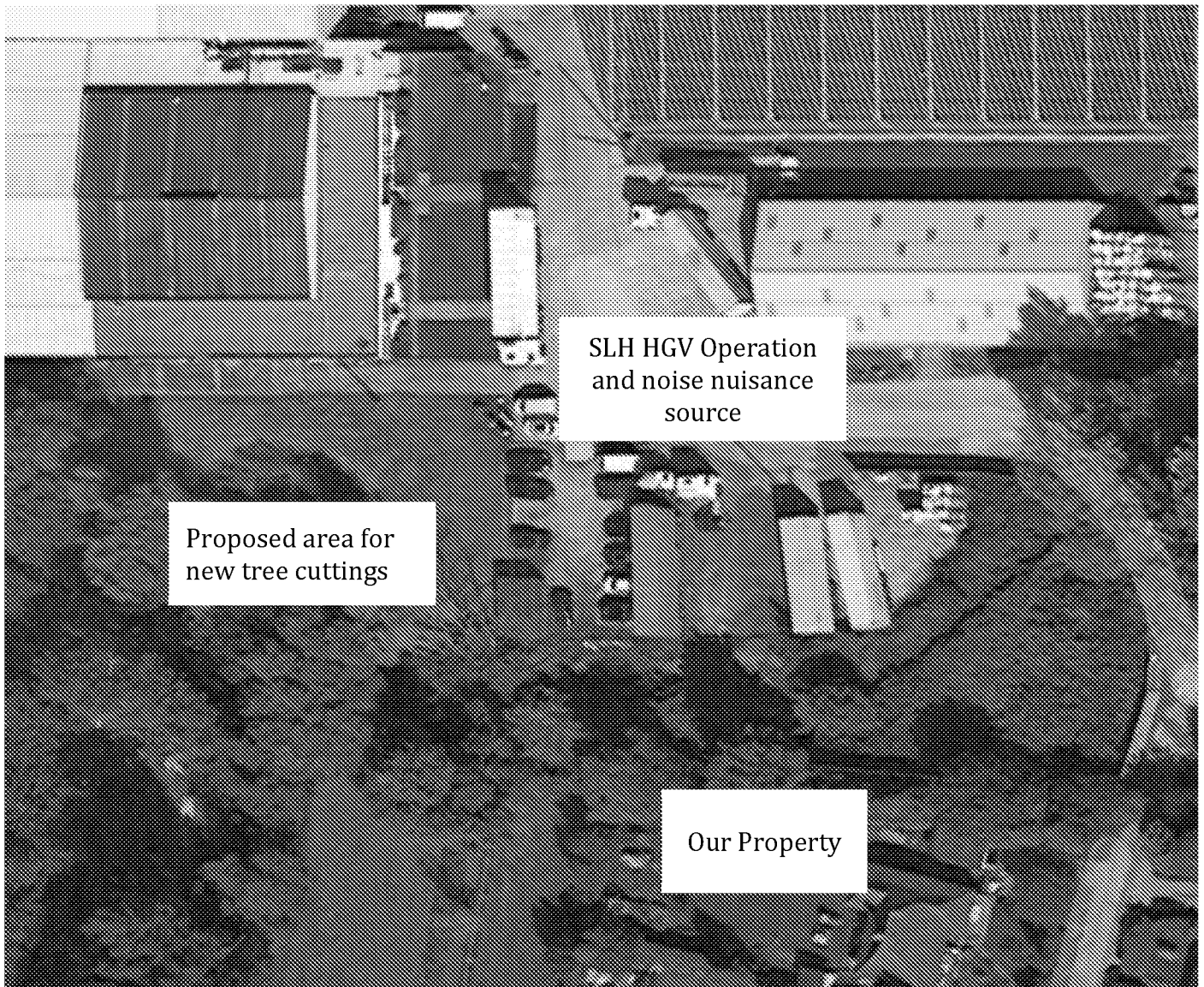
Weed the ground prior to planting. Plant willow cuttings and water-in. Planting should take place in March for optimal growth.



The proposed tree-planting scheme

Comments

- 1) The 40m stretch in question above starts to the west after our property finishes; how will this provide further noise mitigation for the amenity and enjoyment of our house and garden, and to what levels?
- 2) Although a 40m stretch is quoted, the specification actually states a 'minimum' of 10 new trees will be planted, and goes on to reference them as 'cuttings'; how many trees will be planted, and how mature will they be at the time of planting?



In summary, the current proposals will not in our opinion have any realistic effect on attempting to mitigate further the current noise nuisance caused by Stuart Lyons Haulage, and would expect a far more substantial proposal to be inline with the comments made in the original officers report, and the intent of Condition 6.

Kind Regards,
Ralph Mouland and Elaine Freeman