



NOISE ASSESSMENT – FOR LAND AT CLAYS FARM, NORTH END ROAD, YAPTON.

Introduction

This Noise Assessment has been prepared in support of a planning application submitted to Arun DC for the erection of 33 no. dwellings, access, landscaping and associated works. It is submitted in accordance with the Council's Local Validation Checklist.

Policy Considerations

At a national level policy on noise is set out in the National Planning Policy Framework (NPPF), Noise Policy Statement for England (NPE), and the on-line Planning Practice Guidance (PPG). At a local level the adopted Arun District Local Plan (2011-2031) and a non-statutory Planning Noise Advice Document: Sussex (July 2015) are relevant.

National Policy

The **NPPF** paragraph 123 states that planning policies and decisions should avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. The **NPE** applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise but not occupational noise in the workplace. Environmental noise includes noise from transportation sources including road noise and this noise source will be the most relevant to the planning application.

The aims of the Noise Policy Statement for England are 1) to avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise and 2) and 3) to mitigate and minimise adverse impacts on health and quality of life and where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of policy on sustainable development.

The **PPG** advises on how the noise impact of a proposal can be determined and states that decision taking should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

Local Policy

Planning Noise Advice Document: Sussex (July 2015)

A non-statutory Planning Noise Advice Document: Sussex (July 2015) has been produced to assist applicants on the level of information to be submitted for noise generating developments or noise

sensitive developments, including guidance on when it is appropriate to submit a noise report and the expected contents of such a report.

For new residential development it states that this is likely to be required for all sites located near to a motorway, dual carriageway, major A road, railway line or airport/airfield and ports. It states other locations may also need to be considered as some B roads may have a higher than average traffic load and could generate high levels of road noise. These will need to be considered on a case by case basis and early discussions are recommended. In any case a noise report will **only** be required when average noise levels exceed 55dBA LAeq16hr' (over a 16 hour day and 8 hour night). For the purposes of this report we have assumed background noise levels from the North End Road exceed this level at least during part of the day. We have also paid regard to the suggested measures to mitigate noise in the Advice Document as detailed below.

Arun Local Plan 2011-2031

The Arun District Local Plan 2011- 2031 was adopted on 18 July 2018 and now forms part of the Statutory Development Plan. **Policy QE DM1** deals with Noise Pollution and states:

Policy QE DM1

Noise pollution

1. New noise sensitive development

Residential development likely to experience noise from road, rail or air, in particular development in close proximity to:

- Stretches of the A27 around Arundel and Fontwell
- Sections of the A29 and A259 in Bognor Regis A284 in Littlehampton and
- The stretch of railway line that runs through Barnham station

Must:

A. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.

B. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

C. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.

D. There is a likelihood of complaints about noise from industrial development.

2. New noise generating development

Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:

A. Evidence to demonstrate that there are no suitable alternative locations for the development.

B. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level.

C. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.

Noise Considerations for the Application Proposal

The proposed residential development is not new noise generating development and Part 2 of the policy is not relevant.

With regards to part 1 of the Local Plan policy, the application does not require a NEC Assessment as it is not located in any of the specified locations. The site is not close to any existing industrial or commercial development where a high level of noise is expected at night. The dwellings will be designed to ensure that residents will not be adversely affected by noise.

Noise Mitigation

As advised in the BRE document 'Sound Control for Homes' (1993) noise mitigation measures will be carried out for the development including:

- The dwellings will be set back from the road to provide a greater distance from the road noise as shown on the layout plan
- The internal layout of the dwellings will ensure non habitable rooms provide an additional buffer area with the noise source, and
- The dwellings will be fitted with double glazed windows to mitigate road noise and regard paid to the recommended standards set out in table 4 of BS 8233:2014 and the night time LA max level recommended in the WHO's Night Noise Guidelines for Europe (2009).