AWDM/0944/23 | Approval of Details Reserved by Condition 2 (acoustic fencing - northern boundary) of AWDM/0605/22. | Hm Revenues And Customs Barrington Road Worthing West Sussex BN12 4XL

Submitted Information

- Covering letter prepared by DHA Planning Dated 16 June 2023 received 06th July 2023
- BC01-bt-001 Internal Boundary Treatment Plan received 06th July 2023
- A/SD/S120/A/02A 3m High Acoustic Fencing Detail received 06 July 2023

Condition 2 - Acoustic Fence
Prior to the installation of the acoustic fence on the northern boundary of the site, as identified in the Ardent Noise Assessment, Ref 2103241-01C. details of the fence, including its extent, design and specification, shall be provided, including details of its relationship with existing trees and/or vegetation and how it will be managed and maintained shall be submitted to the Local Planning Authority for approval in writing. The works shall thereafter be carried out and permanently maintained in accordance with the approved details.

Reason: In order to protect proposed residents from noise, for the sake of clarity and to ensure the long-term co-existence and management of fencing and vegetation, in accordance with policies 14 & 16 of the Worthing Borough Core Strategy, 2011 and Saved policies, RES 7 & H18 of the Worthing Local Plan, 2003.

Consultees

County Council Highways:

The Local Highways Authority (LHA) has reviewed the details submitted in support of Condition 2 and would be satisfied with the details provided and advise that from the LHA's perspective the Condition is satisfactory.

Environmental Health

The environmental health officer raised no objections to the submitted details in support of condition 2.

Representations One Letter Objects

Objection to Design, Overdevelopment, Trees and Landscaping

‘How can Bellway Homes apply for a 3m fence north of the site adjacent to the railway line embankment, when the public can only erect a 2m high fence around

their property? This question was raised at the 11th October 2023 planning committee meeting by myself as the McCarthey Stone has also mentioned the same height and type of fence in the same position and location for their Care Home section of the site and removal of nesting trees. No questioning or answers were given by the committee with regard to this and the Care Home application when raised within objections. If approved then residents in similar positions can then build a fence up to 3m high?'

Assessment

The submitted details in respect of Condition 2 (acoustic fencing-northern boundary) of approved application AWDM/0605/22 are considered appropriate in terms of noise attenuation needs identified in the planning application. At 3m height along the railway it is effective and whilst visible from neighbouring outlooks to the north, which is subject of the neighbour's objection (above). However, it is separated by the railway line and therefore on-balance is considered acceptable.

In further consideration of the neighbour's objection, the maximum height to which a fence may be constructed under permitted development is 2m. However as part of the approved development the current proposal allows for the proposed height. This does not transfer to other locations, such as neighbouring sites and nearby properties, whether planning permission would be needed for more than 2m height.

As the application provides only the details of the fencing itself and not the including details of its relationship with existing trees and/or vegetation and how it will be managed and maintained, Condition 2 can be partially rather than fully discharged. Accordingly the description will be amended and an informative can be attached to the decision.

Conclusion

Officer: Jedd Goodwin-Roberts 20-10-2023

Officer: Stephen Cantwell 20-10-2023