Noise Management Plan

In respect of

1-3 Eastern Avenue, Shoreham-by-Sea

On behalf of

Albox Services Ltd

RPS CgMs Ref: DS/jm/JCG22621

September 2017

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ADDING VALUE

Introduction

1.1 This noise management plan is prepared in support of a planning application by Albox Services Limited to vary condition 2 of planning permission ADC/0466/10 to extend the hours of operation. The application site is 1-3 Eastern Avenue, Shoreham-by-Sea.

1.2 The application site comprises a warehouse building and adjoining service yard. Since the beginning of this year, the site has been operated by Ready Steady Store Limited as a storage solutions centre. Storage solution centres are classed as a B8 (storage and distribution use) for planning purposes. Albox Services Limited engages Ready Steady Store Limited to operate the site as a -storage centre on its behalf.

1.3 The warehouse building was constructed in 1985. The consent contained a restriction on operating hours. This current application seeks to extend the operating hours, so as to allow the storage centre to open between the hours of 7am to 10pm Monday to Friday and 7am to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays.

Background

1.4 The storage solutions operation is different to a typical warehouse use, and by its nature is a passive use. Notably, those who visit storage solution centres are in the most, by car and small van, with half as many again arriving in small delivery vehicles such as Luton and transit vans, with only a tiny portion being larger vehicles. Storage solution centres do not generate high traffic flows and therefore typically do not have a detrimental impact on the adjacent highway network. The levels of noise, vibration and disturbance within a storage solutions centre is minimal. Accordingly, the storage solutions use does not impact on the amenity of nearby residential properties.

Proposed Conditions

1.5 In order to overcome possible concerns, in particular in relation to potential increase in noise, Albox Services Ltd is prepared to agree two conditions, broadly as follows:-

1. Restrict use of the existing warehouse, during the extended hours, to a self-storage centre only and for no other use within Class B8. The purpose of the condition being to ensure that the building is only used as a self-storage centre (or storage solutions centre) during the extended hours and not as a conventional warehouse. In other words, the low levels of activity, including low levels of noise, are ensured during the extended hours.

2. The applicant is prepared to have in place a height limiter at the entrance to the service yard. The effect of the limiter will be to restrict the height of vehicles entering the site during extended hours to a maximum of 3.2m. This will prevent lorries from entering the site during the extended hours.

1.6 A combination of the above two conditions will ensure that the levels of activity, including noise and traffic generation, will be negligible during the extended hours, thereby ensuring no harmful impact on adjoining residential properties.

Other Matters

1.7 By its nature, the Ready Steady Store storage solution centre will generate very little noise. However, both the applicant and the operator are committed to ensuring that the storage solutions centre operates effectively, efficiently and without causing any disturbance to neighbouring properties. In this connection, the applicant is committed to being a good neighbour.

1.8 In any event, the applicant will encourage staff and visitors, both during normal hours and extended hours, to give full regard to the amenities of neighbouring residential properties. In this connection, Albox Services Limited will be encouraging good practice, for example avoiding the use of a radio in the service yard and avoiding car door slamming etc. Ready Steady Store Limited will advise existing and potential visitors of such matters by way of informing new customers who visit the store to sign up and via their website.