Your reference: NOTICE/0011/20 - Further Objection to Application

1 message

Danny Trussler [redacted]
To: Planning - <planning@adur-worthing.gov.uk>

28 October 2020 at 12:50

Fao Jay Singh - Development Management Team

Application for permitted development for prior approval for change of use from offices (Use Class B1a) to 53 no. residential units (C3) - The Quadrant, 60 Marlborough Road, Lancing Business Park, Lancing.

I refer to your letter to my Company of the 23rd October 2020 seeking further comments relating to amended plans (Planning Noise Assessment Report) that has been received by your Authority regarding the above application. I would also refer you to our letter of the 3rd September 2020 to your Authority with our original objection to the above application.

Our Company, Rabbit Waste Management (RWM) also wish to strongly object to the Planning Noise Assessment Report which was submitted by Anderson Acoustics, dated 24th September 2020 which was submitted to your Authority in support of the above application. Our strong objection to this report is as follows:

- Whilst the Noise Report which assesses the site with regards to commercial noise from surrounding premises and road traffic noise from Marlborough Road may set out the necessary mitigation measures to ensure the development complies with national planning policies and guidelines and no doubt this will be scrutinized by A&WC's officers, we believe that this report is narrow in its scope as it only deals with noise relating to this proposal and site but does not consider or assess the wider environmental implications which may be impacted by this development on this site. We consider that these wider environmental matters should include the following factors:

    1. We consider that not only noise but a Vibration Assessment Report which assesses the site with regards to vibration from surrounding premises and road traffic from Marlborough Road and any necessary mitigation measures needs to be considered;
    2. We consider that an Air Quality Assessment Report which assesses the site with regards to air quality including any pollution from dust and fumes from surrounding premises and road traffic from Marlborogh Road and any necessary mitigation measures needs to be considered;
    3. We consider that a Residential Amenity and Open/Recreational Space Assessment Report which assesses the site with regards to proposed amenities for residents including the likely conditions in the open spaces around the building for quiet enjoyment, sitting and walking for adults and play areas for children around the building, along with proposed access to local facilities from the Business Park ie. access to schools, doctors/dental surgeries; shops and recreational areas in this industrial setting needs to be considered;
    4. We also consider that a Visual Assessment Report which assesses the site with regards to the visual quality from surrounding premises and road traffic from Marlborough Road and any mitigation measures ie. planting or fencing needs to be considered.

- Given these environmental factors above which need to be assessed, we consider that this noise report alone is not adequate to support this prior approval application and as stated in our initial objection letter of 3rd September 2020 to your Authority, we do not believe that this proposed change of use from offices to residential in a long-established industrial setting should be dealt with by the prior application method nor is it appropriate to do so and should be refused. Furthermore, we consider that if the LPA wish to consider this proposal it should be dealt with by a full planning application accompanied by the appropriate environmental impact assessments that relate to this type of major development and contentious change of use in this safeguarded industrial location.

- In addition, we note in paragraphs 2.1.6 and 4.6 of the Noise Report that references have been made that 'occupancy levels at the industrial estate were considered to be almost normal at the time of the noise survey'. Whilst occupancy levels at the industrial estate may have been normal at the time of the survey, we consider that this this does not mean that the 'operating levels' on the Business Park were necessarily normal due to the reduced demand on businesses and employment levels being reduced as staff were either furloughed or made redundant at these businesses as a result of Covid 19.

- From our Company's point of view, we can confirm that during the time of the noise surveys large elements of our 24/7 operations and processes were closed due to annual maintenance for certain parts of our operations. Also, we can confirm that our overall operating capacity at our waste facility has been well down due to the pandemic. In addition, with regards to our skip and container storage yard in Blenheim Road which lies immediately to the north of the Quadrant site, we can confirm that the operating capacity and the use of this yard for picking up and dropping off containers and skips has been well down due to the downturn in industry as a result of the pandemic. Given these reductions in our Company's operating capacities, we consider that this Noise Assessment Report which has been submitted to support this application is not representative of the noise environment from our business nor that in the wider Business Park at the time of this survey.

Given our comments above, we wish to maintain our strong objection to this proposal and this Noise Report which accompanies it and we consider that this prior approval application is not the appropriate method for dealing with this application. Furthermore, we consider it should be refused in order to protect our Company's business on the Business Park so as to avoid any conflict between uses and enable the local economy to develop and grow.

Regards

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