From: Hannah Powell
Sent: 02 July 2018 13:40
To: Jo Morin
Subject: Re: 7 Ormonde Way Shoreham AWDM/1474/15 (Approval of Conditions)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jo
Apologies, I am not quite sure how I missed this email.

The proposed remedial method statement is satisfactory, but I am unable to recommend discharge of condition 9 at the current time as the applicant needs to submit a Verification Report demonstrating that the remedial works have been carried out in accordance with the remedial method statement.

Kind regards
Hannah

On 29 June 2018 at 16:05, Jo Morin <jo.morin@adur-worthing.gov.uk> wrote:

> Hannah - I've also received the attached topsoil report, which I don't think you've previously seen.
>
> Jo
>
> ---------- Forwarded message ----------
> From: **Jo Morin** <jo.morin@adur-worthing.gov.uk>
> Date: 29 June 2018 at 14:57
> Subject: Fwd: 7 Ormonde Way Shoreham AWDM/1474/15 (Approval of Conditions)
> To: Hannah Powell <hannah.powell@adur-worthing.gov.uk>
>
> Hi Hannah
>
> I've checked my emails but I don't think I got a reply to the below - please could you check?
>
> Thanks
>
> Jo
>
> ---------- Forwarded message ----------
> From: **Jo Morin** <jo.morin@adur-worthing.gov.uk>
> Date: 6 March 2018 at 11:12
> Subject: Re: 7 Ormonde Way Shoreham AWDM/1474/15 (Approval of Conditions)
> To: Hannah Powell <hannah.powell@adur-worthing.gov.uk>
>
> Hi Hannah
>
> I refer to your comments (below) in connection with Condition 9 of AWDM/1474/15.
>
> I have now received the attached WAC Test Report and Remediation Method Statement. Can this condition now be discharged?

Regards

Jo

On 12 December 2017 at 11:27, Hannah Powell <hannah.powell@adur-worthing.gov.uk> wrote:

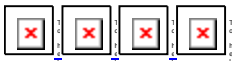
Hi Jo
Apologies for the delay in sending my comments for the Ground Appraisal Report (GE16478/GAR/JUL17 dated 6th july 12017) submitted for the above site.

I have now had the opportunity to assess this report, elevated levels of Lead and PAHs were identified in shallow samples at this site. The report proposes a 600mm clean cover system is installed within all private gardens and soft landscaped areas. This proposal seems acceptable but I await the remediation method statement for the proposed works.

Please note, post placement sampling of imported soils will be required as well documentation for all imported and exported soils.

Regards
Hannah

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On 27 November 2017 at 11:07, Michael Lavender <michael.lavender@adur-worthing.gov.uk> wrote:

Please can you help Jo on condition 9.

Thanks

Michael
---------- Forwarded message ----------
From: **Jo Morin** <jo.morin@adur-worthing.gov.uk>
Date: 27 November 2017 at 10:56
Subject: Re: 7 Ormonde Way Shoreham AWDM/1474/15 (Approval of Conditions)
To: Michael Lavender <michael.lavender@adur-worthing.gov.uk>

Hi Michael,

I forgot to ask..... are the details submitted for Condition 9 adequate? If this is not something you would normally comment on, can you forward on to Hannah or Kate please?

Thanks

Jo

On 27 October 2017 at 11:58, Michael Lavender <michael.lavender@adur-worthing.gov.uk> wrote:

Hi Jo,

The main source of noise is the locality is traffic noise from Brighton Road, which is higher than the ground level of the development on Ormonde Way. There will also be noise from the garage from car doors etc. The living accommodation is on the first and second floor so the close boarded fence is going to have a negligible effect on road noise levels at the facade of the property on the first and second floor. The fence will help to preserve good outside amenity noise levels in the garden.

An acoustic barrier works by making sound diffract (bend) around the barrier to reach the noise receptor, during which process the level of sound at the receptor location is reduced in comparison with that without a barrier in place.

The amount of screening attenuation depends upon the amount of diffraction. A barrier that just intersects the direct path (line of sight) between a source and receiver can provide 5dB attenuation at all frequencies. As the projection into the direct path increases, the amount of attenuation also increases, with better performance at higher frequencies than at the lower frequencies.

For most applications an acoustic barrier that significantly intersects the direct path may provide up to around 10dBA to 15dBA attenuation, depending upon a range of other factors. This is different to the amount of sound that can break directly through the barrier material, which must be somewhat lower than that diffracting around the barrier if its acoustic screening performance is not to be compromised.

Where it is apparently claimed that an acoustic barrier can provide higher levels of performance, this is probably due to confusion between the barrier materials' sound reduction index (how much sound is prevented from breaking through the material) and any screening attenuation (which is location specific and depends upon the source, barrier, receptor locations, etc). As noted above, even a relatively high performance barrier, such as a small building may only provide around 15dB screening attenuation, depending upon these and other factors.

Now if we look at the DEFRA noise maps for the development site, these indicate that day time levels over 16 hours are estimated to be between 60 and 64.9dB(A). If a slightly open window provides 10 to 15dB(A) sound reduction, then we are looking at 45dB(A) levels, at best, inside. BS8223:2014 recommends 35dB(A) for living rooms and bedrooms. Again, at night time the DEFRA noise map indicates noise levels of 50 to 54.9 over 8 hours, again we are looking, at best, at an internal noise level of 35dB(A) with a window slightly open. BS8223:2014 recommends a maximum noise level of 30dB(A) for bedrooms at night time. We should also ensure that maximum noise levels throughout the night do not regularly exceed 45dB(A) as this will disturb sleep.

A subjective noise assessment from any individual will vary depending on that individuals hearing ability and this is why objective noise assessment, through measurement is required, in order that standards can be objectively assessed.

We need to objectively assess the actual noise levels at the development site and ensure that a scheme is in place to ensure that internal noise levels can be achieved. If noise levels are so high that windows need to be closed then alternative ventilation for the property will be required; and if this is the case here then I would recommend a whole house ventilation system.

I am not satisfied that this statement satisfies the requirements or the purpose of the planning condition.

Regards

Michael Lavender

On 27 October 2017 at 10:43, Jo Morin <jo.morin@adur-worthing.gov.uk> wrote:

Hi Michael

You may remember planning permission was granted in 2016 for a new attached townhouse at the above site. The planning permission was granted subject to a number of conditions including:

(Condition 8)

"*The development hereby permitted shall not be commenced unless and until a scheme for protecting the proposed dwelling and outside amenity area from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014 and achieve as far as reasonably practicable the WHO guidelines for external amenity areas. All works which form part of the agreed scheme shall be carried out and completed before the permitted dwelling is first occupied*"

and

(Condition 9)

"*Prior to commencement of the development hereby approved, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-*

(1) A preliminary risk assessment which has identified:-
o all previous uses;
o potential contaminants associated with those uses;
o a conceptual model of the site indicating sources, pathways and receptors; and
o potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan')

for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority."

With regards to Condition 8 the Developer has stated:

"*It is believed that road traffic noise at this site will have no impact within the dwelling. This will also be subject to the usual sound testing for Building Control. In the outside amenity area it is clear that this in terms of current usage falls within the Lowest Observed Adverse Effect Level (LOAEL) as set out in National Planning Guidance. The noise is "noticeable and not intrusive". "Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life". At this level with no observed adverse effect no specific measures are required.*

Other conditions of the planning permission already require the existing NW boundary hedge to be retained facing the most obvious source of traffic noise. We are also proposing to put 1.8m 17mm T&G close boarded acoustic fencing the length of this hedge on the inside of the NW boundary. This will achieve an noise dampening effect of up to a further 30dB red (Forestat acoustic rating 4)."

I would be grateful for your comments on whether this statement is adequate for the purposes of discharging condition 8.

With regards to Condition 9 I have received a copy of the attached Ground Appraisal Report by Geo Environmental (Dated 6 July 2017). I would be grateful for you advice on whether this is adequate for the purpose of discharging condition 9.

The approved plans can be viewed on Public Access.

Regards

Jo Morin
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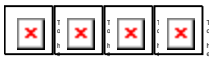
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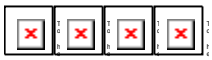
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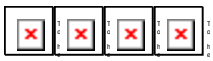
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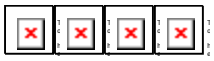
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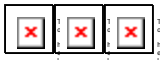
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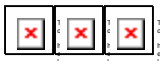
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