

REPORT ON THE AFFECTS OF
NOISE< LIGHT and LANDSCAPING

FOR THE
CONVERSION OF PICKWICK TO FOUR DWELLINGS

AT
PICKWICK
TURNPIKE ROAD
AMBERLEY
WEST SUSSEX BN18 9LX

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Introduction 1.0.0

1.0.1 We act on behalf of James Thorns of Pickwick, Turnpike Road, Amberley, West Sussex, BN18 9LX in this report which address the issues of light, noise and landscaping associated with the conversion of the property to form four dwellings and a new dwelling proposed within the curtilage of the house.

Noise 2.0.0

2.0.1 Amberley is reached by the B2139, four miles west of Storrington and five miles north east of Arundel. Pickwick is located off Turnpike Road as you enter the village on the right if travelling from Storrington. The road generates a background level of noise which the owners have already mitigated against with the boundary treatment. In fact, this planting around the boundary has been very effective and you cannot see the property from the B2139. This natural buffer will mitigate noise coming from both directions. However, it is important to note that a residential dwelling house only generates 45db.

2.0.2 When considering the location and natural sound buffer we believe a noise assessment will not be required in this location. The list below provides examples of noise levels generated by various uses or operations and the distance from them.

Noise Levels

105 dBA Chain saw at 1 m distance, banging car door at 1 m distance (maximum level), racing car at 40 m distance, possible level with music head phones

100 dBA Frequent level with music via head phones, jack hammer at 10 m distance

95 dBA Loud crying, hand circular saw at 1 m distance

90 dBA Angle grinder outside at 1 m distance Over a duration of 40 hours a week hearing damage is possible

85 dBA 2-stroke chain-saw at 10 m distance, loud WC flush at 1 m distance

80 dBA Very loud traffic noise of passing lorries at 7.5 m distance, high traffic on an expressway at 25 m distance

75 dBA Passing car at 7.5 m distance, un-silenced wood shredder at 10 m distance

70 dBA Level close to a main road by day, quiet hair dryer at 1 m distance to ear

65 dBA Bad risk of heart circulation disease at constant impact is possible

60 dBA Noisy lawn mower at 10 m distance

55 dBA Low volume of radio or TV at 1 m distance, noisy vacuum cleaner at 10 m distance

50 dBA Refrigerator at 1 m distance, bird twitter outside at 15 m distance

45 dBA Noise of normal living; talking, or radio in the background

40 dBA Distraction when learning or concentration is possible

35 dBA Very quiet room fan at low speed at 1 m distance

25 dBA Sound of breathing at 1 m distance 0 dBA Auditory threshold

Light 3.0.0

3.0.1 The applicant proposes converting the existing dwelling and one new dwelling to form five dwellings comprising of three four-bedroom units, one three-bedroom and one two-bedroom property. The site lends itself naturally to development. We have taken into account the existing structures, layout and curtilage of the ground. The proposal has been designed to minimise impact on the environment. Light pollution is obviously of paramount importance and the design and integration of housing developments should take this into consideration.

3.0.2 From the outset it is important to note that the property is primarily a conversion of an existing dwelling and outbuilding the site already has a level of light generation but that has not changed since it was developed in the nineteen eighties. Although the proposal includes a small additional bungalow in the grounds any new light will be kept to a minimum basically due to the existing planting around the site.

3.0.3 External lighting can be mitigated through a condition to the planning permission if acceptable and the development could only include downward low LED lighting options which are remotely activated.

3.0.4 Strategic Policy SD8 - Dark Night Skies states that development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not affected.

Landscaping 4.0.0

4.0.1 The existing site is an established garden and is the curtilage of the dwellinghouse. The proposed development will have a minimal impact on the existing style and setting of the proposed development within the landscaping.

4.0.2 We believe that converting the existing building and construction of one new dwelling reduces the impact on the landscape and the surrounding area. The attached Ariel photograph (appendix 1) shows the surrounding boundary treatment existing garden which will remain.

4.0.3 Strategic Policy SD4 - Landscape Character supports development that conserves and enhances landscape character reflecting the context and type of landscape in which the development is located and the individual identity of settlements.

4.0.4 Strategic Policy SD5 – Design supports development that demonstrates a landscape-led approach and respects the local character. This application will not alter the existing boundary or materially impact the existing garden.

4.0.5 Policy SD2 Ecosystem Services of the Submission South Downs Local Plan (2018) supports development that seeks to have an overall positive impact on the ability of the natural environment to contribute goods and services, through the use of high quality design to provide more, better and joined up natural habitats, conserve water resources, improve the National Park's resilience to, and

mitigation of, climate change, increase the ability to store carbon through new planting or other, reduce levels of pollution and improve opportunities for peoples' health and wellbeing.

Conclusion 5.0.0

5.0.1 This report demonstrates that the applicant has taken into consideration the impact of noise, light and landscaping. We have considered and applied the core strategy policies to the proposal and believe that this application provides a good quality development meeting the needs of the National Park housing requirements and still maintains the balance between maintaining the important visual amenity of the area and the need to provide new housing.

5.0.2 The applicant proposes converting the existing dwelling and one new dwelling to form five dwellings comprising of three four-bedroom units, one three-bedroom and one two-bedroom property. The site lends itself naturally to development. We have taken into account the existing structures, layout and curtilage of the ground. The proposal has been designed to minimise impact on the environment and neighbouring amenity.

5.0.3 Pickwick and its outbuildings are of modern brick construction the outbuildings consist of garages and an indoor swimming pool complex. The property lends itself naturally to be subdivided into separate residential units.

5.0.4 Core Policy SD1 - Sustainable Development states that 'When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise'. The proposal is already a dwelling and garden the natural curtilage is protected by trees and a planted boundary treatment lending itself naturally to the proposed conversion which naturally reduces any pollution from Light, Noise or Ecology.

Appendix 1 - Ariel Photograph of Pickwick

The Ariel photograph shows the natural buffer surrounding the site which mitigates the issues of noise both from the road and from the site to the surrounding area.