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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 23 December 2020 17:01

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Land at Ford Road Arundel- AB/135/20/OUT

Planning Application Reference: AB/135/20/OUT

Proposal: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Address: Land at Ford Road Arundel

Dear Michael,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered:

Contaminated Land

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; 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. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A Verification Report 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.

Note: Any changes to these components, (1) to (4) require the express written 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 that 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. The report shall also include 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Unexpected contamination

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Air Quality

Having reviewed the document entitled 'AIR QUALITY ASSESSMENT: REPORT REF – 173483-05' (November 2020) [produced by Ardent Consulting Engineers], I can confirm the methodology, findings and recommendations are reliable in my professional opinion. I therefore recommend that any future permission granted is conditioned such that the development shall proceed in accordance with the mitigation measures detailed in section 6.0 of the report. This shall include the requirement of an approved site specific Dust Management Plan, which may be submitted as part of a Construction Environmental Management Plan (CEMP), or as an individual document. The approved mitigation measures shall be implemented and maintained throughout the construction phase of the development.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Electric Vehicle charging points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

Noise

Having reviewed the document entitled 'Noise Assessment: Report Ref. NO 173483-06' (dated November 2020) [produced by Ardent Consulting Engineers], I can confirm I find the measurements, methodology, calculations, findings and recommendations to be reliable in my professional opinion. I therefore recommend the following condition is attached to any future permission granted:

Road traffic noise

Prior to the first occupation of any residential unit, details of the noise mitigation measures to protect future residents from transportation noise shall be submitted to the local planning authority for approval. The submitted details shall include details of the sound insulation to be provided to achieve the acoustic conditions set out in Table 4 of BS8233. This should be supported by test data of proposed glazing systems and details of the acoustic design and performance of the alternative ventilation system. The approved details shall be implemented prior to the first occupation of any dwelling and shall thereafter be maintained.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Pumping station Noise

Section 5.24 of the document entitled 'Flood Risk Assessment and Drainage Strategy: Report ref. 173843-01' (dated November 2020) [produced by Ardent Consultation Engineers] informs that a pumping station will be installed in the Eastern area of the site.

Noise from the pumping station shall not exceed 45dB L_{Aeq} (15mins) with no tonal components evident at the boundary of the nearest noise sensitive property. When assessed by a competent acoustic engineer, the Vibration Dose Value (VDV) shall not exceed the applicable 'low probability of adverse comment' level for the test environment in question (i.e. residential buildings, offices, workshops) contained within BS 6472-1:2008 (*Guide to evaluation of human exposure to vibration in buildings – Part 1: Vibration sources other than blasting*) inside the nearest property. A test or prediction of the noise levels and a test or estimation of the expected vibration environment to demonstrate compliance with the levels shall be undertaken within 3 months of the development being implemented.

Ground/Air source heat pumps Noise

Prior to occupation, a scheme shall be submitted for approval to the Local Planning Authority detailing measures to control air-borne and structure-borne noise transfer produced by any proposed ground/air source heat pump/s. The noise mitigation scheme should be maintained and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of local residents accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Electricity substations Noise

I note that the application has not included provision for electricity sub stations. If electricity substations are to be included in the development, I recommend the following condition is attached to any permission granted:

Prior to the first use of the electricity substation, an acoustic report assessing the impact shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise (including low frequency noise) and vibration from the station to ensure that there is no adverse effect to residential or commercial properties.

For residential accommodation, the scheme shall ensure that the low frequency noise emitted from the substation is controlled so that it does not exceed the 'Low Frequency Criterion Curve' for the 10 to 160 Hz third octave bands inside residential accommodation as described in the DEFRA funded University of Salford Manchester guidance document entitled 'Procedure for the Assessment of Low Frequency Noise Complaints' (NANR45 Rev.1 – December 2011).

The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the approved acoustic report, whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Occupancy before development completed

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Construction

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)*;
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- j) Measures to control the emission of dust and dirt during construction;
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

* For the noise element of the Construction Management Plan, a Noise and Vibration Management Plan shall be submitted in writing for approval by the Local Planning Authority. The scheme shall include appropriate Construction Noise Limits in accordance with the ABC method described in BS 5228 Part 1 – Noise Control on Construction and Open sites. Details of further noise mitigation measures are to be included where a significant adverse impact at Near Sensitive Premises is identified.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Construction hours

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

[In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

External Lighting

Having reviewed the documents detailing the proposed outdoor lighting strategy and reports, I am satisfied that the scheme meets the requirements detailed in the ILP publication: *Guidance Note 1 for the reduction of obtrusive light, 2020*. I therefore recommend approval of the proposed scheme and that the following condition is attached to any future permission granted:

The approved outdoor lighting scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area / the environment and wildlife / local residents from light pollution.

Advisory - Sound insulation

I have not commented on matters relating to general sound insulation as I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

Thank you for your consultation,

Sincerely, Craig.

Craig Milligan
Environmental Health Officer
Technical Services

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