

Environmental Health Consultation Response

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| To | Amber Willard |
| Date | 14-02-2025 |
| Planning Ref | AB/19/25/PL |
| Site Description | Hanger Down House Priory Lane Tortington Arundel West Sussex BN18 0BG |
| Date of Application | 2025-02-04 00:00:00 |
| Category | Application |
| Recommendation | No Objection No Objection – with conditions Objection Holding Objection |

EH Comments:

I have considered the above application and I have no objections in principle, however I would recommend the following conditions.

Conditions Recommended:

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 development 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.

**In accordance with recent government guidance, any new residential dwellings (or existing dwellings undergoing major refurbishment) with dedicated parking must have 1 EVCP per dwelling.

Reason:

New petrol and diesel cars/vans will not be sold beyond 2030, 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).

EHN23 : Plant or Machinery (BS4142:2014+A1:2019)

No internally or externally located plant, machinery equipment including air source heat pumps shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents and prevent background noise creep in accordance with the Arun Local Plan policy QE DM1.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised 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 the Arun Local Plan policy QE SP1.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Sent: 14 February 2025 14:25

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Chris White <Chris.White@arun.gov.uk>

Subject: Planning Response AB-19-25-PL - Hanger Down House, Priory Lane, Tortington, Arundel, West Sussex, BN18 0BG

Planning Response AB-19-25-PL - Hanger Down House, Priory Lane, Tortington, Arundel, West Sussex, BN18 0BG

Hi Amber,

Please find attached EH planning response for the above application.
Kind Regards

Chris White
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Arun District Council

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