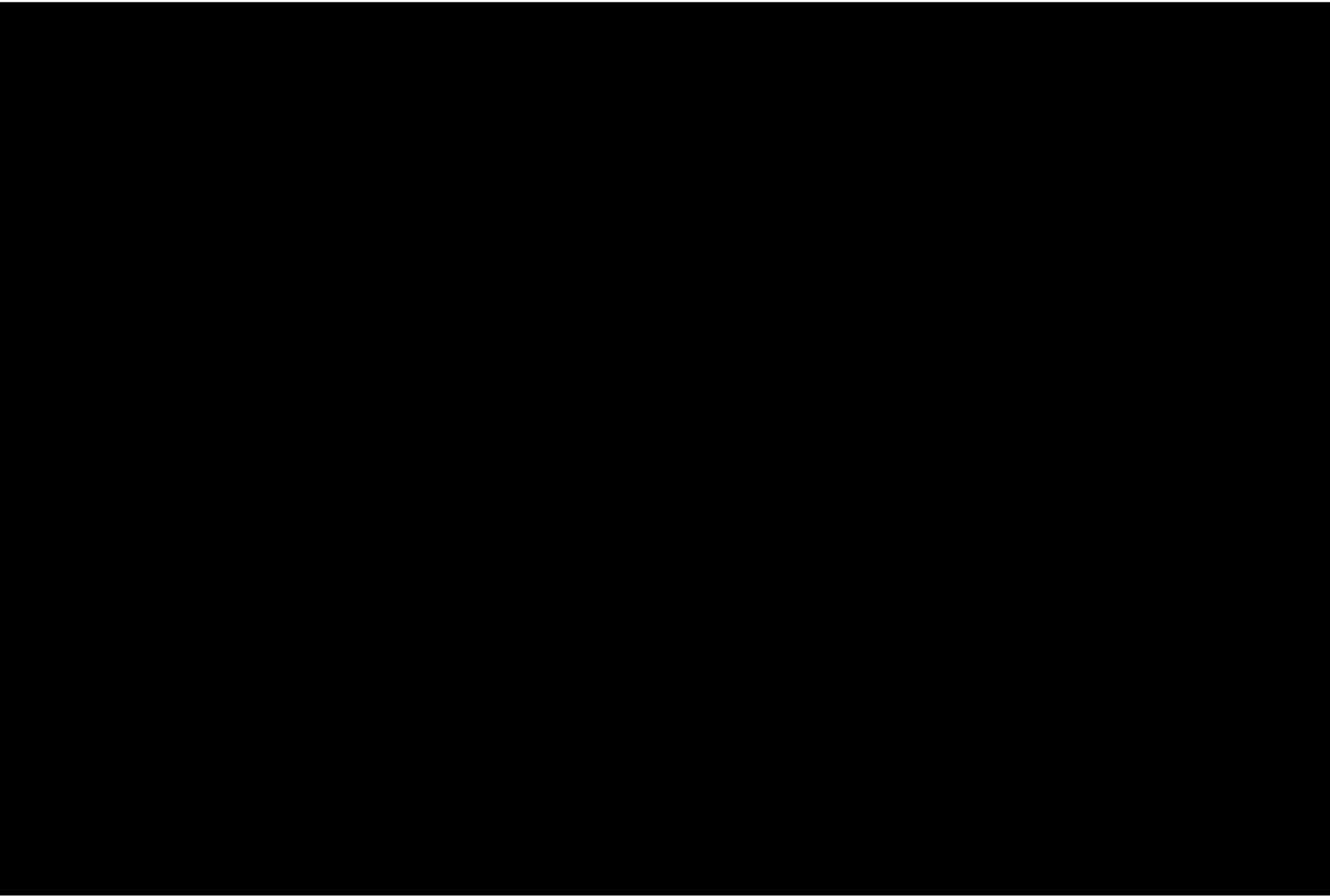




From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 07 October 2021 12:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/107/21/PL

I refer to the above planning application and whilst I have no major objections to the proposals there are a number of issues which need to be addressed prior to a decision being made and/or conditions which should be applied to any permission granted. I therefore make the following comments and recommendations for conditions;

Air Quality

- All measures recommended in Appendix A – Construction Dust Mitigation for High Risk Sites of Hydrock's Air Quality Assessment Doc ref WC-HYD-XX-ZZ-RP-Y-2003, dated 6 August 2021 shall be implemented across all phases and parts of the development at all times.

Construction

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

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

- Prior to occupation of any of the dwellings, details of the proposed electric vehicle charge points outlined in 3.4.2 of the submitted Travel Plan (C&A Consulting Engineers, 20-061 report no. 008 dated August 2021) shall be submitted to the local planning authority for approval and thereafter installed in accordance with the approved details and the charge points shall be retained and maintained in good working condition. Charge points should be Mode 3, 7kw fast chargers as a minimum.

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).

- 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.

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

Noise Report

The following issues should be satisfactorily addressed prior to planning permission being granted.

Section 5.0 of the submitted noise report discusses the reduction in traffic and traffic noise due to Covid 19 restrictions at the time the noise survey was undertaken. However there is no similar discussion on the noise from rail traffic. A reduced rail timetable has been in operation since March 2020 so the number of trains and hence the noise passing the development site may not reflect pre pandemic levels. This should be investigated.

Section 7.0 of the report states that “our calculation indicates the target BS 8233:2004 internal noise levels ... are achievable, in the proposed residential dwellings through the use of suitable external façade construction.” Please could these calculations be provided so that the noise levels inside can clearly be seen to be within the BS 8233:2004 guidelines with windows open for ventilation.

In section 3.1 the WHO guidelines for community noise is quoted as “for good sleep it is believed that indoor sound pressure levels should not exceed approximately 45dB LAmax more than 10-15 times per night.” The LAmax at this site is given as 60dB in Table 5.1 but there is no discussion on how often this occurs and whether it is within the WHO guidelines. This may also be influenced by my point above about a reduced number of trains currently operating.

- 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

The site plans show an electricity substation on the southern boundary. It is unclear if this is existing or a part of the proposed development but in either case a noise assessment should be carried out as follows;

- 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).

Available from: http://sciencesearch.defra.gov.uk/Document.aspx?Document=10470_NANR45-procedure_rev1_23122011.pdf

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

Contaminated Land

Comments to follow.

Informative

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Joanne Lewis

Please note that I work part time, usually between 09.30 and 14.45 Tuesday – Friday.

Joanne Lewis

Senior Environmental Health Officer,
Environmental Health

T: 01903 737666

E: joanne.lewis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.



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From: Ann Clifford **On Behalf Of** EHPlanningConsultations

Sent: 19 August 2021 08:40

To: Ann Clifford <Ann.Clifford@arun.gov.uk>

Subject: FW: Planning Consultation on: AL/107/21/PL

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

Sent: 19 August 2021 08:32

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: AL/107/21/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AL/107/21/PL

Registered: 16th August 2021

Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Grid Reference: 494134 104173

Description of Works: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in CIL Zone H SP2, BEW Strategic Site and is not CIL Liable.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 23rd September 2021. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

James Cross

Planning Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONSULT (CDB) 2020