

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 December 2021 08:46
To: Planning Scanning
Subject: FW: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU - AL/129/21/OUT

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From: Craig Milligan
Sent: 15 December 2021 17:05
To: Simon Davis < > Planning.Responses < >
Subject: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU - AL/129/21/OUT

Planning Application Reference: AL/129/21/OUT

Proposal: Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

Dear Simon,
Environmental Health has no objection in principle to this application, however the following matters must be considered.

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

Noise

Having reviewed the report entitled 'Noise Impact Assessment' (dated 4th October 2021) [produced by 24 Acoustics] I find the report, methodology, calculations and findings to be reliable. I therefore recommend that any future permission granted is in accordance with the 24 Acoustic report.

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

Noise verification

An acoustic assessment of compliance with the '24 Acoustics' report (dated 4th October 2021) shall be submitted to the Local Planning Authority no later than two months after commencement of the development hereby permitted. Any further provisions indicated in the assessment which need to be made to control noise shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment and all works form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained

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

Air Quality

Having reviewed the report entitled 'Air Quality Assessment: Land Adjacent to Woodgate Nursery' (dated September 2021) [produced by Phlorum] I find the report, methodology, calculations and findings to be reliable. I therefore recommend that any future permission granted is in accordance with the Phlorum report.

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

I note from the Design and Access Statement that the proposal has considered that residents shall not be dependent upon private cars due to the location and local amenities. If any parking is to be included with the development, I recommend the following condition is included.

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).

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.

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 SP1 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

Yours Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service



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