

From: Christopher Davis
Sent: 05 December 2018 12:57
To: Planning.Responses
Cc: Simon Davis
Subject: AL/57/18/OUT - Land East of Lidsey Road
Importance: High

EH comments in relation to AL/57/18/OUT

Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

- ~~1. No comments~~
- 2. Conditions or Informatives requested**
- ~~3. Refusal recommended~~

I therefore put forward the following;

NOISE

Having read the submitted acoustic report entitled 'Acoustic Associates Sussex Ltd. Planning Application Noise Assessment – Site: Lidsey Road, Westergate, Chichester PO20 3SU – Dated: 12/07/2018 – Project: J2489 – Issue 1' in its entirety and having taken regard to the report findings and recommendations I would suggest that the following conditions be applied if Planning Permission is to be granted:

Conditions

To minimise the potential of complaint of noise and to protect the amenity of the residents, the following condition(s) should be applied to the application:

1. The 'Mitigation Measures' as detailed within the submitted acoustic report as a whole entitled 'Acoustic Associates Sussex Ltd. Planning Application Noise Assessment – Site: Lidsey Road, Westergate, Chichester PO20 3SU – Dated: 12/07/2018 – Project: J2489 – Issue 1' **MUST** be adhered to without compromise. In particular, Section 9.1 – Glazing, Section 9.2 + 9.3 – Ventilation, Section 9.4 – External Amenity Areas and Section 9.5 – Acoustic Fence **MUST** be incorporated into the build and the materials used **must** match **or better** those standards quoted within the body of the report.

Any deviation from the proposed planning application or any submitted alterations will need to be submitted to the Local Planning Authority for approval. In these circumstances, a further detailed noise assessment may be required to reassess the proposed alterations and the impact(s) these alterations may have upon the development.

Reasons

To protect the amenity of the local residents within the present and proposed noise sensitive premises

DEMOLITION / CONSTRUCTION PHASES

Conditions

To minimise the potential of complaint of dust / noise / lighting the following condition should be applied to the application:

2. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - a. An indicative programme for carrying out of the works
 - b. The arrangements for public consultation and 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
 - 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. wheel washing facilities
 - 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

Reasons

To protect the amenity of the local residents and those at any adjoining or nearby noise sensitive premises

AIR QUALITY

Conditions

3. Environmental Health now has a requirement that each new home should have an Electric Vehicle charge point.

Reasons

Petrol and diesel cars and vans will not be sold beyond 2040 in the UK, and to mitigate against any potential adverse impact of the development on local air quality.

CONTAMINATED LAND

It should be noted that the site adjacent to and directly to the South of the proposed development has been identified as Potentially Contaminated Land (PCL) by the Arun District Council. This site, namely 'Lees Wood Yard'

(Saw Mill accessed off the A29). This site is known to have had chemical treatment of wood with non-organic solvents on site, notably FENTEX TP, as well as the use of wood preservatives consisting of aromatic hydrocarbons.

Conditions

4. Reporting of unexpected contamination - In the event that contamination is found at any time during the carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All works **MUST** stop immediately and an investigation and risk assessment must be undertaken in accordance with the requirements of the local authority contaminated land officer. Where remediation is necessary, a remediation scheme must be prepared in accordance with the local authority contaminated land officer guidance and which is subject to the approval in writing of the Local Planning Authority.

Reasons

To protect the amenity of the local residents

Informatives

1. 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 737500
2. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A 'Statutory Nuisance' may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

Kind regards

Christopher Davis
Environmental Health Officer

Environmental Health Department
(01903) 737695 (direct line)

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