



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

Sent: 06 August 2021 15:26

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Paddocks Days Lane Aldingbourne BN18 0TA - AL/62/21/PL

Planning Application reference: AL/62/21/PL

Proposal: Part change of use from C3 residential dwelling house to Class E ancillary office space (ancillary to school) and change of use of former garage building to Use Class F1, associated with existing school.

Address: Paddocks Days Lane Aldingbourne BN18 0TA

Dear Maria,

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

Noise

****Further information is required****

It is unclear from the application whether the proposed building will be used exclusively as offices to support the existing school, or if the proposal is for the building to comprise exclusively of offices to support the existing school.

If the proposal includes children attending the 'Paddocks' building then a noise management plan shall be required. The management plan shall identify all potential sources of noise from activities of users of the proposed development and shall include noise mitigation measures where appropriate. It may be appropriate to consider external activities, times of external activities and strategies to reduce noise incidents – *e.g. if a child starts screaming they are escorted inside for their needs to be discussed/attended to, consider number of children outside at a time etc.*

The management plan shall be submitted in writing for approval to the Local Planning Authority. The agreed scheme shall be maintained in perpetuity throughout the lifetime of the operational phase of the development.

Reason: to protect the amenity of residents.

Construction – Small Developments

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93iijm4n12193.pdf&ver=12201>

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 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

Advisory - EV Charging points

To encourage the uptake of zero emission vehicles in efforts to reduce air pollution it is recommended a number of the parking spaces are installed with electric vehicle charging points. Cabling could be installed in the remainder of the parking spaces to allow for additional charging points to be installed at a later stage.

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term.

**** if a heat pumps are to be included in the development the applicant shall be required to demonstrate that any pump/s meets the criteria detailed in the Micro Certification Scheme planning standards (MCS 020).**

Thank you for your consultation
Sincerely, Craig

Craig Milligan

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