



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

Sent: 22 July 2022 17:11

To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Aldingbourne Country Centre Blackmill Lane Aldingbourne PO18 0JP - AL/68/22/PL

Planning Application Reference: AL/68/22/PL

Proposal: Change of use from ancillary accommodation associated with the Aldingbourne Centre (Sui Generis) to use as a day nursery (Class E(f). This site is in CIL Zone 3 (Zero Rated) as other development.

Location: Aldingbourne Country Centre Blackmill Lane Aldingbourne PO18 0JP

Dear Simon,

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

Electric Vehicle Charging Points

Prior to first use of the development, 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.

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)

Asbestos

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio.

As the proposed development is changing use to accommodate children, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

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