



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

Sent: 06 August 2021 11:53

To: Brenda Louisy-Johnson <Brenda.Louisy-Johnson@arun.gov.uk>; Planning.Responses
<Planning.Responses@arun.gov.uk>

Subject: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ - AL/87/21/PL

Planning Application Reference: AL/87/21/PL

Proposal: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Dear Brenda,

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

Noise Impact Assessment

Plant Noise

Having reviewed the document entitled 'Oldlands Farm, Newlands road, Bognor Regis: Noise Assessment : 784-B027957' (dated May 2021) [produced by Tetra Tech] I find the report, methodology, calculations and findings to be reliable, I therefore recommend that any future permission granted is accordance with the Tetra Tech report, such that noise levels from plant shall be restricted to 74.6dB(A) at 1m distance, or 55dB(A) at 3m distance.

Operational Noise

I request that the applicant provides the data and calculations that have informed tables 5.3, 5.4 and 5.5

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

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

Construction Environment Management Plan

Having reviewed the document entitled 'Construction Environment Management Plan – "Oldlands Farm, Newlands Road, Bognor Regis"' (no date) [produced by ISG] I find the document to be comprehensive and generally satisfactory.

I request that the applicant be required to include that noise control shall be in accordance with the 'ABC' method detailed in BS5228:2009. Following submission of the requested information, I would recommend any permission granted is in accordance with the ISG CEMP

Reason: To protect the amenity of local residents

Air Quality

Having reviewed the document entitled 'Air Quality Impact assessment' (dated May 2021) [produced by Tetra Tech], I find the report, methodology and findings to be reliable. I therefore recommend that the development be in accordance with the report mitigation measures detailed in tables 7.1 and 7.2, and shall include a site specific dust management plan.

Further information required

The applicant shall be required to submit an emissions mitigation statement in accordance with Air Quality & Emissions Mitigation Guidance for Sussex (2013), available at:

<http://www.sussex-air.net/Consultation/AirQualitydocument.pdf>

Reason: To minimise detrimental impacts to air quality

External Lighting

Having reviewed the document entitled 'External Lighting Strategy Report' (dated April 2021) and the drawing entitled 'External Lighting Lux Level Plot' I find the proposed strategy and lux levels to be acceptable. I therefore recommend any future permission is in accordance with the Kelly Taylor & Associates strategy and lux level plan.

Reason: To protect local residents and the wider environment

Craig Milligan

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