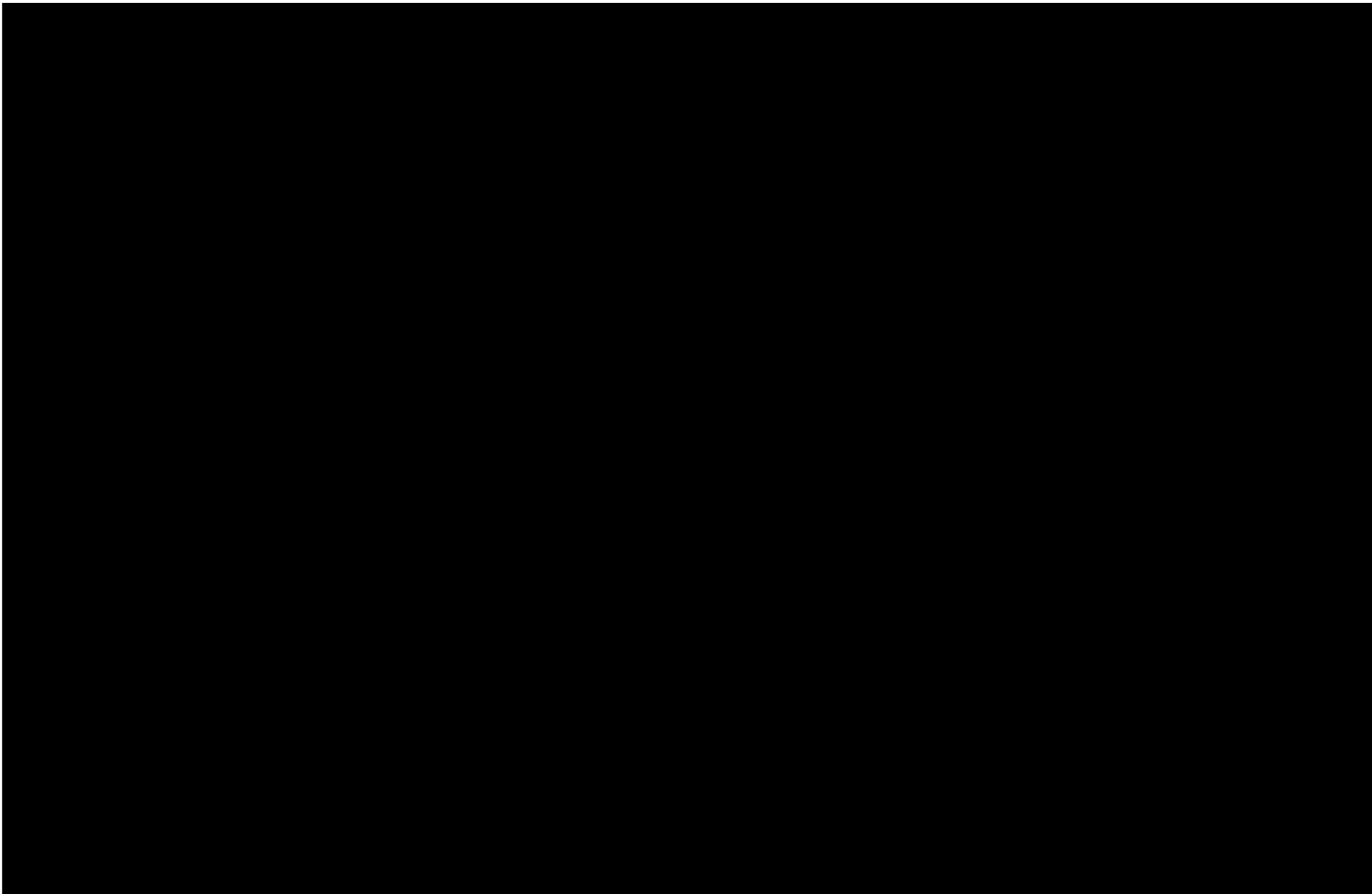




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**From:** Craig Milligan <Craig.Milligan@arun.gov.uk>

**Sent:** 13 October 2021 15:30

**To:** Claire Potts <Claire.Potts@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

#### **Dust Management Plan**

Having reviewed the document entitled 'Oldlands Farm, Newlands Road, Bognor Regis, PO22 9FJ Air Quality Dust Management Plan: 784-B027957' (dated 1<sup>st</sup> September 2021) [produced by Tetra Tech Limited], I find the report, methodology and findings to be reliable. I therefore recommend that any future permission granted is in accordance with the Tetra Tech report to include the dust management plan and mitigation measures detailed in section 5.2.

#### **Travel Emissions Mitigation**

Having reviewed the document entitled 'Oldlands Farm, Newlands Road, Bognor Regis, PO22 9FJ Transport Emissions Mitigation Plan: 784-B030702' (dated 1<sup>st</sup> September 2021) [produced by Tetra Tech Limited], I find the report, methodology and findings to be reliable. I therefore recommend that any future permission granted is in accordance with the Tetra Tech report, to include the transport emissions mitigation measures detailed in section 5.2 – 5.2.6.

### Electric Vehicle Charging Points

Having reviewed the document entitled 'D & A Statement/June 2021/rev.P04' [produced by Ashton Smith] I note that the developer has indicated they intend to provide infrastructure to install EV charging points to all areas of the parking element of the proposal. I therefore recommend the following condition is attached to any future permission granted:

Prior to first use of the proposed development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved B8 use (and associated parking) 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).

### Construction Environment Management Plan

Having reviewed the amended document entitled Construction Environment Management Plan [produced by ISG] I am satisfied the noise control measures detailed are satisfactory for the proposed development. I therefore recommend that any permission granted is in accordance with the approved ISG Construction Environment Management Plan.

Sincerely Craig

#### Craig Milligan

Environmental Health Officer, Technical Service

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