

Environmental Health Consultation Response

To	Mr S Davis
Date	30-08-2024
Planning Ref	AL/89/24/OUT
Site Description	Land At Woodgate Nurseries Lidsey Road Woodgate West Sussex PO20 3SU
Date of Application	2024-08-19 00:00:00
Category	Outline Planning Permission
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have read through submitted documentation, in particular the acoustic, air quality and preliminary contaminated land reports.

In relation to air quality, If all the recommendations and mitigation set out in the air quality assessment by Phlorum project no10964G.S V1 dated July 2024, are fully implemented I would have no grounds to object.

The acoustic report by 24Acoustics ref:R10444-1 Rev1 dated 23rd July 2024, generally gives a good assessment of the existing noise climate and recommended mitigation that should allow the development to comply with the current guidelines levels.

One area that I believe needs to be reassess is the noise impact from the Prince of Wales public house. The assessment states

“Assuming the door to the pubs southern facade and all windows of the pub remain closed during events the following music levels would be anticipated outside the closest habitable room windows of the proposed development.”

As there are no restrictions on the pub having to close the windows, I believe this assessment needs to be undertaken assuming the pub windows and doors are open not closed, especially as no actual music events occurred during the noise assessment period.

The preliminary contaminated land assessment, included in the submission by Ashdown Site Investigation Limited Project ref P16445 Report Ref R16071, recommends that “intrusive investigation works are recommended to allow a quantitative assessment of the level of risk posed”. Therefore, I would recommend the full contaminated land condition is added, bearing in mind the first step has already been completed.

I would also recommend the construction hours condition is added due to the proximity of the existing residential properties.

Conditions Recommended:

PCENV3 : Full PCL condition

(requires EA input to discharge re. “protection of the environment” aspect)

Prior to commencement of the development hereby approved, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially unacceptable risks arising from contamination at the site.
2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
3. based on (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
4. a verification report demonstrating completion of the works set out in the approved submission (3) and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note:

Any changes to these components require the express written consent of the Local Planning Authority.

Reason:

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised 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 the Arun Local Plan policy QE SP1.