

From: Carol Reynolds
Sent: 18 June 2018 10:24
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Please find attached amendment on planning application Ref: A/219/17/PL

Environmental Health: No objection in principal.

Contaminative Land ENV3 Universal condition for development on land affected by contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development approved by this planning permission (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 each be submitted to and approved, in writing, by the local planning authority:

1. A remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

ENV 5 Unsuspected contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until

the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan

ENV 6 Verification report

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. 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. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to 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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

Construction Management Plan.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the works
- b. The arrangements for public consultation and liaison during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity.

Hours of Operation: No plant or machinery shall be operated, no process carried out and no deliveries taken or despatched from the site except between the hours of 07:00 and 18:00 hours on Monday to Fridays inclusive; 08:00 and 13:00 hours on Saturday; not at any time on Sundays or Public or Bank Holidays

Reason: In the interest of the amenity

External Lighting: External Lighting in association with the development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 – Rural.

Reason: In order to safe guard the amenity

Electrical Charge Points. Each home should have an EV charge point.

Reason: Petrol and diesel cars and vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality.

Informative:

Fire Safety, Terraces A-C. The only means of escape in the event of fire from first floor bedrooms is through an open plan kitchen/diner and so these bedrooms are inner rooms. The hazard can be mitigated by creating a ground floor lobby from the stairs to the front door which would be necessary in every case.

The only means of escape in the case of the flats in Terrace C is through the open plan kitchen and so they are inner rooms. The risk can be mitigated in the ground floor flat by ensuring that the bedroom window complies with fire escape window requirements. There is no easily apparent way of mitigating the risk in the first floor flat as fire escape windows at first floor or above are not acceptable to Environmental Health since this replaces one hazard with another.

Wood burning stoves. It is noted that each unit of residential accommodation will be provided with a wood burning stove. This is contraindicated given that such appliances are stated to be the single largest contribution to National Particulate Emissions. Further Government action (see DEFRA Consultation Document 'Clean Air' 2018) is likely to ensure the use of only suitable low emissions fuels which might prove to be more expensive in the long run. Problem smoke caused by any wood burning stove can also constitute an actionable nuisance under Environmental Health Law. The applicant may wish to consider an alternative provision.

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737500.

No grant of Planning or Building Regulations approval is implied.

Samantha Humphries | Information Management Assistant, Corporate Support
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 02 May 2018 14:50
To: EH Planning Consultations
Subject: Please find attached amendment on planning application Ref: A/219/17/PL

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: A/219/17/PL

Registered: 19-JAN-18

Site Address: Land East of Windy Ridge Mayflower Way, Angmering BN16

Grid Reference:

Category: Plan Applicat'n

Description of Works: 12No. Social dwellings for Angmering Community Land Trust, including two communal bike stores, a pedestrian mews and orchard. Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 30th April 2018 relating to:- Extended Site Area

Click here to view the plans and documents

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 31st May 2018.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Click here to make further comments

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number Direct Dial: 01903 737529.

Thanking you in anticipation

Planning Case Officer

pmac21_email
