

Environmental Health Consultation Response

To	Harry Chalk
Date	24-01-2025
Planning Ref	A/2/25/PL
Site Description	110 Downs Way East Preston Littlehampton West Sussex BN16 1AF
Date of Application	2025-01-16 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application and I have no objections in principle, however I would recommend the following conditions.

Conditions Recommended:

- No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays. **Reason: to protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031.**
- The proposed development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. **Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adoption Arun Local Plan 2011 – 2031.**

- 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 each be submitted to and approved in writing by the Local Planning Authority:
 1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A Verification Report 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.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that 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. The report shall also include 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 report, and for the reporting of this 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**

From: Nicola Oktay on behalf of Planning.Responses
Sent: 27 January 2025 10:26
To: Planning Scanning
Subject: FW: Planning Response A-2-25-PL - 110 Downs Way, East Preston, Littlehampton, West Sussex, BN16 1AF
Attachments: communication.pdf

Environmental Health response

Nikki Oktay
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 24 January 2025 15:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response A-2-25-PL - 110 Downs Way, East Preston, Littlehampton, West Sussex, BN16 1AF

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Hi Harry,

Please find attached EH planning response for the above application..
Kind Regards

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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Council Information:

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