

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2018 09:11
To: Planning Scanning
Subject: FW: Planning Consultation on: A/36/18/OUT

From: Carol Reynolds
Sent: 31 May 2018 15:12
To: Anita Gardner
Cc: Planning.Responses
Subject: FW: Planning Consultation on: A/36/18/OUT

Environmental Health: No objection in principal insofar as 'various commercial units to the south of the proposed development are removed/relocated prior to redevelopment.'

Acoustic Report: I refer to the Acoustic Report provided by Wardell Armstrong, January 2018, LE14250, which is accepted in outline(NB Table 7 was omitted from this report). However, it will be necessary to more closely demonstrate the number of times during the night time period 23:00 to 07:00 hours when the level of noise met or exceeded the guideline level of 45dBLAMax. Such an evaluation should take place over more than one night, consisting 2 week days and a Saturday. Similarly, it is expected that external amenity spaces should achieve the lower level of 50db ie moderate annoyance, rather than 55 ie serious annoyance stated; mitigation measures including those of good layout should be designed to meet this criterion. Whereas standard double glazing stated in the report may be acceptable, alternative means of acoustically treated mechanical ventilation is likely to be required where noise levels exceed the guideline values of BS8233,the World Health Organisation:1999 and ProPG 2017, with windows open.

An acoustic report will also be required in respect of both the proposed adult football ground, which provides a potential intensification of use to the existing neighbouring Sports and Recreation Ground at the south of the site and also foul water pumping station currently planned to be at the north western boundary of the site and the effects of these on noise levels within residential units and amenity spaces provided thereto, together with detail of necessary mitigation methods to be applied.

Therefore overall, please condition that before any grant of Planning Permission, the applicant shall submit an acoustic report which taking into account the above comments, demonstrates that the internal and external noise levels of the proposed residential units will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces ie. gardens, as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and ProPG2017. Any mitigation measures which may prove necessary to be specified and such a scheme to be approved in writing by the local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter. Post construction validation testing to be carried out which demonstrates to the satisfaction of the local Planning Authority that the requirements of the above British Standard, WHO and ProPG guidance and are achieved both in terms of LAeq and LAMax.

Please note that any development of this nature should also take account of that document 'Planning Noise Advice Document: Sussex, July 2015,' concurrent to the list of references provided in the original Wardell Armstrong report quoted above.

***Adult Football ground:**

Hours of Operation to be limited to between 9:00 and 21:00 hours on any day, except with the express approval of the Local Planning Authority.

Reason: In order to safeguard the amenity

Contaminative Land:

Please Apply condition ENV 3, 5 and 6 to approval (below). The southern part of the site in particular, has seen various usage including a car breaker's yard and may be contaminated.

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 (parts 1, 2) and prior to occupation (parts 3, 4) 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 preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. 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 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 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 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:

1. 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.

2. It is noted that it is intended to provide an adult football ground within this development which is intended to integrate with the neighbouring current Angmering Sports and Leisure Facility.

* The 4th Issue of the Design & Access Statement (Prepared by CSA Environmental, March 2018, Ref 3467-06-C) makes reference to a small section of vegetation which would be removed along the south eastern boundary of the site. Given the very tall lighting columns provided to the existing recreation facility then every effort must be made

to retain the tree line (or to otherwise provide a suitable alternative) along the southern border of the proposed housing in order to protect the amenity against light intrusion. This will also serve to preserve measures designed to meet previous planning conditions placed upon the club in this respect.

*The lighting intensity of the proposed adult football recreation ground shall not impact on neighbouring residential units to their detriment. Hours of use to be limited to between 9:00 and 21:00 hours on any day, except with the express approval of the Local Planning Authority.

Reason: In order to safeguard 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. Please apply ENV 3, 5 and 6 to any approval.

Odour Impact Assessment. The findings of this report prepared by Wardell armstrong, February 2018, Report No 4, Job No LE14250, are accepted.

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.

C/N: 223216

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 28 March 2018 17:23

To: EH Planning Consultations

Subject: Planning Consultation on: A/36/18/OUT

To: **Environmental Health - Anna Appleton**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

APPLICATION **A/36/18/OUT**

NO:

Registered: 15th March
2018

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506639 105348

Description of Works:

Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 26-APR-18.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

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

Regards
Planning Officer

consultee_email
