

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 July 2020 08:10
To: Planning Scanning
Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES) - EH Further Response
Attachments: P1456i RM Highway Comments 200618.pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 27 July 2020 07:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES) - EH Further Response

Please upload onto Ocella the email below (and the attachment) which is a further consultation response from **Environmental Health** to discharge of condition application **A/85/20/DOC** regarding Manor Nurseries, Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 26 July 2020 21:11

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES) - EH Further Response

Dear Michael,

Condition 3, Noise Mitigation.

I refer to that Acoustic Report produced by Acoustic Associates Sussex Ltd, Project Number J2933, Issue Number 1, dated 6th May 2020. The report clearly demonstrates high levels of noise exposure to certain properties alongside the A280 where it will be necessary for windows of habitable rooms to remain closed in order to maintain levels of noise exposure in accordance with BS 8233 guidelines. Acoustically treated trickle vents are unlikely to provide sufficient air changes for thermal comfort in hot weather. The provision of mechanical means of ventilation will allow suitable ventilation without the need to open windows and will ensure that Condition 3 is met in full.

I therefore cannot agree to discharge this Condition until such a system of mechanical ventilation is provided. Please see also, your Acoustician's Report, paragraph 3, page 7.

Condition 5, Electric Vehicle (EV) Charging Strategy.

I have made my response in this case in line with the ADC Electric Vehicle Infrastructure Study which states that there should be one charging point per house with a garage or driveway. It was my understanding that the Arun Parking SPD would be corrected to reflect this.

It would appear that the applicant's proposal to provide only 31% of properties with electrical vehicle charging points is particularly low and unacceptable. I have not investigated this site to assess whether any less expensive or social housing may have been provided. However, I would suggest that so low a provision could be viewed as discriminatory since persons who are less well-off and who could potentially gain greatest monetary benefit from this cheap fuel source, would be unlikely to buy electric vehicles without direct access to electrical vehicle charging points.

I would refer you to my comment (16.01.2018) on application Number PAA/229/17:-

'2. Air Quality. See previous comment from this Department application A/51/14/OUT. An assessment of the impact of the development upon local air quality, together with proposed mitigation measures should be required. See the Sussex Planning Guidance last dated September 2013 but subject to imminent update.

Electrical Charge Points. There is a new requirement for residential developments, that 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.'

I would also refer you to my comment (03.05.2018) on application Number A/38/18/RES:-

3. Does not include that new Condition requiring the provision of vehicle charging points to all new residential units. Please Condition:-

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.

I trust that you will find my advice useful in your decision which I suggest should look to achieve an EV point to every house with a garage or drive, unless there are practical reasons why some plots could not achieve this.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 14 July 2020 10:27
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES)

Carol,

I have received the following email and the attachment from the applicant regarding discharge of condition application **A/85/20/DOC** – Manor Nurseries, Angmering.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Rebecca Hoad <[REDACTED]>
Sent: 14 July 2020 10:23
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker <[REDACTED]>
Subject: RE: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES)

Dear Michael,

Thank you for your email. Please see our responses below.

Condition 3, Noise Mitigation.

As set out within the accompanying Acoustic Assessment, we will meet the necessary DB reduction through uprated acoustic double glazing and acoustic trickle vents. We will not be using Mechanical Ventilation as we can achieve the required noise attenuation through the glazing itself. In this regard I trust that Condition 3 can be discharged in full.

Condition 5, Electric Vehicle Charging Strategy.

The Reserved Matters application was approved on 13 December 2018 before the new Arun Parking Standards were formally adopted. I understand that Carol has referenced the Arun District Council Vehicle Infrastructure Study dated 2017 however the specific policies referenced in the decision notice under Condition 5 are Policy D DM1 and Policy QE DM3 (c) from the Arun Local Plan. Both of these policies do not identify an exact figure as to how many EVCPs should be provided but instead 'encourage the use of cleaner transport fuels on site, through the inclusion of EVCPs'.

In this regard we are proposing to provide EVCPs to plots 11, 12, 13, 14, 15, 16, 17, 27, 28 & 31 which equals 31.25%. This is in excess of the WSCC standards. As set out in the attached response, WSCC Highways would not have any objections to this provision.

I trust that in this instance, Condition 5 can be fully discharged.

I look forward to hearing from you soon. If you have any further queries then please do not hesitate to contact either myself or Chris.

Kind Regards,

**Rebecca Hoad MSc Town Planning
Planner**

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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Begin forwarded message:

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Date: June 27, 2020 at 10:50:37 AM GMT+1
To: Chris Barker [REDACTED]
Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES)

Chris,

Please see the email below which is a further consultation response from **Environmental Health** to discharge of condition application **A/85/20/DOC** regarding Manor Nurseries, Angmering.

I look forward to receiving your reply regarding the noise mitigation measures and the electric vehicle charging points.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 27 June 2020 09:42

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Planning.Responses
<Planning.Responses@arun.gov.uk>

Subject: FW: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES)

Subject: RE: A/85/20/DOC - Manor Nurseries, Angmering (previous App is A/38/18/RES)

Environmental Health.

Condition 3, Noise Mitigation. Cannot agree to discharge.

I refer to that Planning Condition Assessment provided by Acoustic Associates 6th May 2020, Issue 1.

Mitigation measures stipulated in this report can be agreed once the applicant agrees to the provision of a system of mechanical ventilation to properties specified in Table 4 (Page 7). Such a system should be to the standard of MEV 3 or MVHR 4 as described in Approved Document F of the Building Regulations.

Condition 5, Electric Vehicle Charging Strategy. Cannot agree to discharge.

I would refer the applicant to the Reserved matters application wherein it was stated that an individual vehicle charging point would be necessary to each residential unit. This is line with Section 4 of The Arun District Council Vehicle Infrastructure Study, which sets out how infrastructure should be provided in new developments in Arun.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 June 2020 08:53
To: Planning Scanning
Subject: FW: A/85/20/DOC - Manor Nursery

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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-----Original Message-----

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 18 June 2020 07:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/85/20/DOC - Manor Nursery

Please upload the email below which is the consultation response from the Local Highway Authority onto Ocella for discharge of condition application A/85/20/DOC regarding the Manor Nursery site in Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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-----Original Message-----

From: Stephen Gee [REDACTED]
Sent: 18 June 2020 07:27
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/85/20/DOC - Manor Nursery

Michael,

No objection is raised to the discharge of condition 5 relating to the electric vehicle strategy, the level of provision of spaces with access to a charger would appear to be in excess of the WSCC standards however I would note that the level of provision does not appear to accord with the Arun Parking SPD.

Regards

Stephen

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