



From: Carol Reynolds
Sent: 08 June 2018 14:05
To: Planning.Responses
Cc: Michael Eastham
Subject: FW: Planning Consultation on: A/40/18/OUT

From: Carol Reynolds
Sent: 07 June 2018 21:25
To: Carol Reynolds
Subject: FW: Planning Consultation on: A/40/18/OUT

Environmental Health:

1. Acoustic Environment

Noise in habitable Rooms: I refer to The Noise Assessment prepared by Phlorum Ltd in respect of the above development, dated February 2018. The report describes acceptable glazing requirements, together with proposed means of ventilation for properties facing the A27 and Water Lane which would otherwise fail to provide a suitable internal acoustic environment within noise sensitive habitable rooms, as defined by The World Health Organisation (WHO) and BS8233:1999. The preferred method of alternative ventilation will be acoustically treated mechanical ventilation.

However, having visited this site, then in my opinion this report should also include the measured effect of the nearby and noisy A280 and the effect of multiple existing light industrial units, farm businesses and cattery in Dappers Lane in order to better describe the level of noise and acoustic attenuation that may be required to properties to the east and west of the site. This is particularly necessary given that businesses may no longer be required to carry out works to reduce noise output where a sensitive receptor moves to an existing use. This will also better inform any acoustic attenuation necessary in the case of offices/other employment opportunities which may be provided to the southern boundary; notwithstanding investigation that will be necessary here in respect of the proposed new roundabout at the junction of Water Lane and the A280. Measurements in respect of the A280 should reflect the previous noise monitoring strategy as above, whereas those in respect of the western flank should closely reflect the hours of operation of these units.

It shall also be necessary to demonstrate at each perimeter, north, south and east of the development, 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 45dB LAMax. Proper means of acoustic mitigation to be detailed as necessary.

Noise to External Amenity Areas: The Report highlights that the sound pressure level in gardens should be between 50 -55dB LAeq in order to protect the majority of people from being moderately annoyed. It is accepted that a 2m high acoustic barrier as proposed (paragraph 5.18, page 13) will be suitable for properties facing the A27. However, the proposal to provide a 3m high acoustic barrier (paragraph 5.19, page 14) in the case of residential units north of Water Lane (receptor positions 13 to 17) may be untenable given that these properties are expected to be only 5m from the roadside and overshadowing that might therefore occur. This fact might be offset were it possible to provide an alternative rear garden but bearing in mind that a suitable barrier may also provide acoustic attenuation

for any habitable room to the ground floor (Ref Planning & Noise Pro PG: May 2017 and Planning Noise Advice Document: Sussex 2015).

It is anticipated that further noise monitoring to the east of the site and in respect of the A280 will better inform any requirements for acoustic attenuation to the amenity spaces of residential units here and similarly in the case of houses adjacent to existing light industry /farm businesses in Dappers Lane.

Any Acoustic Barrier to be constructed as either :-

- * abutting panels not less than 22mm thick, with joints sealed by cover strips not less than 22mm thick and strip endings not less than 25% over adjacent panels. Or
- * Not less than 100mm thick brick or rendered blockwork.

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 LMax.

Please note: Any development of this nature should also take account of that document 'Planning Noise Advice Document: Sussex, July 2015'

Reason: In order to safeguard the amenity

Junior Football Pitches and Play Areas north of the proposed housing.

1. Noise levels at the boundaries of noise sensitive receptors, including from amplification equipment such as public address system, tannoy or loudspeakers, etc, shall not exceed that of the measured background [L90 dB(A)] during hours of permitted operation.

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

2.Air Quality Assessment: The current Air Quality and Emissions Mitigation Guidance for Sussex Authorities 2015 is imminently under review. It is anticipated that the developer will wish to comply with this new guidance, together with mitigation measures proposed therein.

Reason: In order to safeguard the amenity

Electrical Vehicle Charge Point. 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. That will give

3.External lighting

* External lighting in association with this development shall comply with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 (Rural).

*Any lighting scheme installed and operated on the proposed junior football pitch shall be subject to a 'mechanically timed schedule' which has prior written approval of the Local Planning Authority. **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

4.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

Hours of operation. Hours of operation for the proposed works, including deliveries to/from the site, to be limited to 7:00 and 18:00 hours on Monday to Fridays inclusive; 7:00 and 13:00 hours on Saturday; not at any time on Sundays or Bank Holidays except without the express authority of the local Planning Department

Reason: In order to safeguard the amenity

5. Contaminative Land Issues

It is noted that the site encompasses the former race track and associated works.

Please Apply condition ENV 3, 5 and 6 to approval (below).

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

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: 223319

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 09 April 2018 17:48

To: EH Planning Consultations
Subject: Planning Consultation on: A/40/18/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/40/18/OUT**
NO:

Registered: 29th March
 2018
Site Address: Land North of Water Lane Angmering
Grid Reference: 507459 105141

Description of Works: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. 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 10-MAY-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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards

consultee_email
