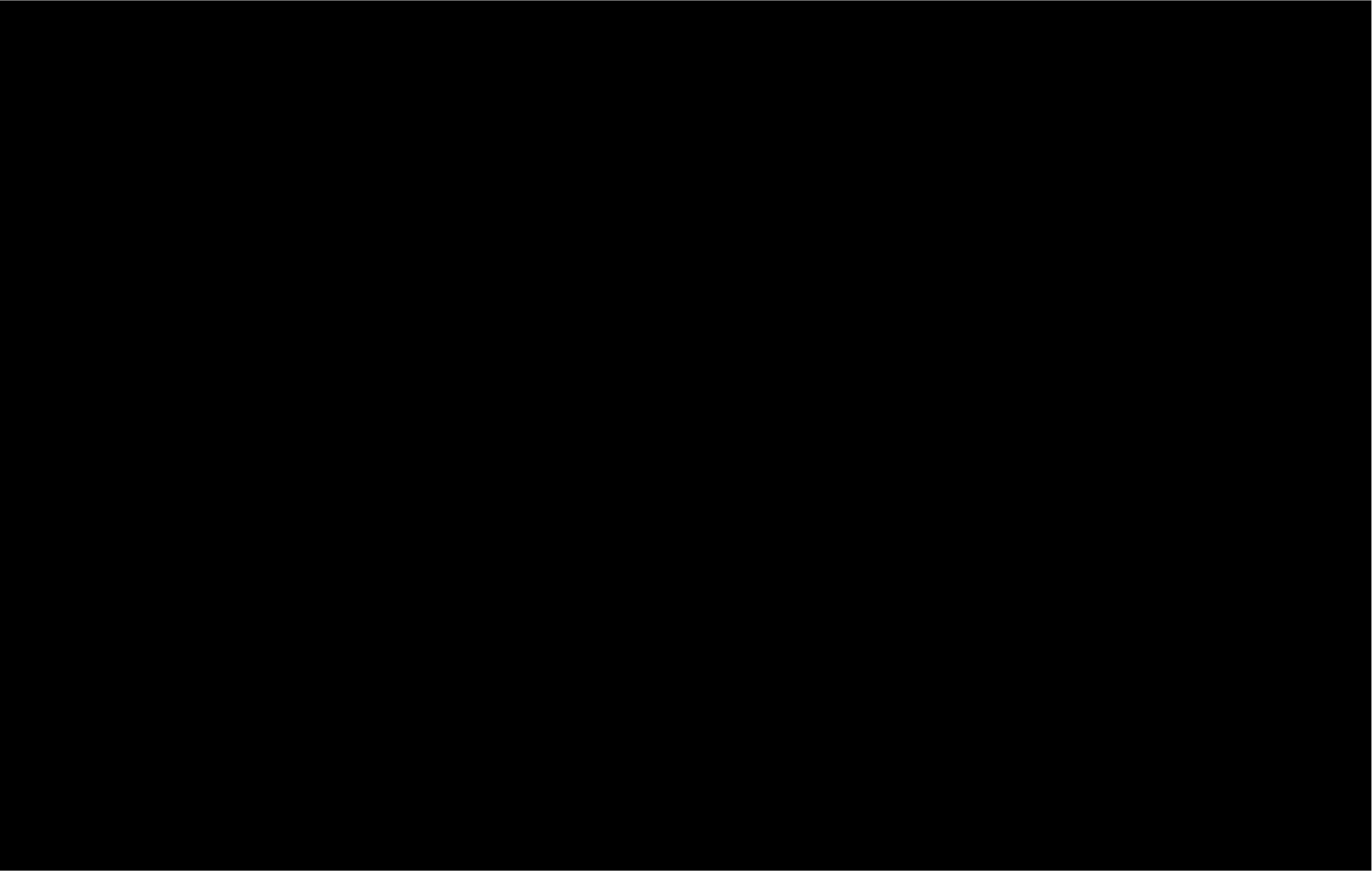




From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 06 November 2019 15:04
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: A/46/19/PL 24 Dwellings - Land North of Mayflower Way, Angmering

Carol Reynolds | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37678 | External: +44 (0) 1903 737678 | E-mail: carol.reynolds@arun.gov.uk Secure E-mail: creynolds@arun.gcsx.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

Please note my Work Days are Tuesday to Friday

From: Carol Reynolds
Sent: 06 November 2019 15:03
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: A/46/19/PL 24 Dwellings - Land North of Mayflower Way, Angmering

Environmental Health:

1. **Noise:** Environmental Health object to this application on the basis that operation of existing businesses to the immediate east of the proposed site is likely to result in noise to the detriment of new residents here.

Should the Planning Authority be minded to accept this application then an Acoustic Report is required which identifies noise sources in the vicinity of these new homes and mitigation measures which will be provided in order to properly deal with this. The scope and extent of such a report is to be agreed with the Planning Authority before its commission.

Such a Report and mitigation measures are to be submitted to and approved by the Local Planning Authority before works proceed and shall be applied in their entirety. Noise measurement shall be carried out before occupation of any residential unit in order to demonstrate the effectiveness of such mitigation works.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

2. Contaminated Land

Environmental Health has no record of contamination on the site in question. We are however aware of widespread asbestos contamination in the immediate vicinity.

Please would you therefore apply the following condition.

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed by the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall 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 these 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 for pollution 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

3. 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
- j. No onsite burning

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 13:00hours on Saturday; not at any time on Sundays or Public or Bank Holidays

Reason: In order to safeguard the amenity.

4. External Lighting: External Lighting in association with the development shall comply with Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 – Suburban.

Reason: In order to safe guard the amenity.

5. Electrical Charge Points. Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.”

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.

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF
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