

Arundel District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 21 April 2022 13:43

To: Katie Sharp <Katie.Sharp@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Land at Arundel Road Angmering BN16 4ET - /60/22/DOC

Planning Application Reference: A/60/22/DOC

Proposal: Approval of details reserved by condition imposed under A/207/21/PL relating to conditions 8-Construction Management Plan, 20-location and installation of fire hydrants and 38-risk associated with contamination

Location: Land at Arundel Road Angmering BN16 4ET

Dear Katie,

Condition 8 – Construction Management Plan

Having reviewed the document entitled 'Construction Management Plan (CMP) | Site: Arundel, Angmering | Client: Redrow Homes Southern Counties | planning Authority: Arundel District Council' (dated March 2022) [produced by [Redrow]] I find the report to be broadly compliant with the requirements of the condition, however I note it is proposed that site workers may access the site from 07.00am. I note the report predicts 60 – 70 construction workers arriving to site per day.

****Further information is required****

I have concerns that workers arriving at 07.00am shall likely create a detrimental impact to residents in proximity of the development site. If site workers are to arrive before 08.00 hours then full details of measures to control noise from workers between 07.00 – 08.00 must be included in the Construction Management Plan. These may include measures such as the parking area for site workers and the site compound being as far from residents as possible, no generators are to be switched on before 08.00, no car stereos, no slamming of car doors, workers are not permitted to shout, etc. The noise control measures must be informed by a risk assessment which shall identify all potential noise sources resulting from workers arriving to site, setting up and preparing themselves for their working day; and appropriate noise mitigation measures.

I note that external principle contractors are proposed for the S278 works, Demolition & Asbestos removal works and the ground works phase.

The Construction Management Plan must include a clause where the applicant is required to provide contact details for the external principle contractors before they commence works.

The plan must also include a clause where the external principle contractor appointed to carry out the S278 works must submit a Control Of Pollution Act s.61 agreement for the proposed works prior to commencement.

The external principle contractors carrying out the demolition and ground works must be required to submit a method statement prior to works commencing.

Contamination

Having reviewed the documents entitled 'Land West of Arundel Road, Angmering | Preliminary Risk Assessment' (dated September 2017) [produced by RSK]; 'Arundel Road, Angmering | Phase 2 Geo-environmental and Geotechnical Site investigation | Project No. 52207 R01 (04)' (dated December 2021) [produced by RSK]; and 'Remediation Implementation Plan | Arundel Road, Angmering | For Redrow Homes Limited | issue 1' (dated 28 January 2022) [produced by Eastwood & Partners] I find the reports, methodologies and findings to be reliable. I therefore recommend that the development continues in accordance with the Eastwood & Partners remediation implementation plan. The verification report shall include photos of the installed protective geo-textile membrane prior to installation of the capping layer. Capping materials must be installed and sampled in situ for chemical testing.

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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