

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 June 2017 08:41
To: Planning Scanning
Subject: FW: Planning Consultation on: A/99/17/OUT

From: Carol Reynolds
Sent: 23 June 2017 13:52
To: Planning.Responses
Subject: FW: Planning Consultation on: A/99/17/OUT

Environmental Health:

Noise Mitigation.

Noise in habitable Rooms: I refer to The Noise Assessment prepared by Phlorum Ltd in respect of this development, dated November 2016. The report describes glazing requirements, together with proposed means of ventilation for properties 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. With the exception of positions 11, 12, 13, and 15, all receptor positions indicate that the level of noise experienced with windows open for purge ventilation, will exceed this guidance both during day and night time hours, for ground floor and first floor accommodation, Table 5.1. It is therefore very likely that this Department will require the provision of acoustically treated mechanical ventilation to all habitable rooms where to open the windows would expose residents to unacceptably high levels of noise. This would apply to the facades of all houses facing onto the A280 and Water Lane. This excludes position 13. Position 14 would appear to require further investigation as to the source of high level noise, with acoustically treated mechanical ventilation to be provided to the appropriate façade.

I would point out that the relevant Local Authority is **Arun**, rather than **Adur District Council** as stated, paragraph 1.12

Noise to external Amenity Areas: The WHO indicates that to protect the majority of people from being seriously annoyed during the daytime, the sound pressure level in gardens should not exceed 55dB LAeq. To protect the majority of people from being moderately annoyed during the daytime, then the outdoor sound pressure level should not exceed 50 dB LAeq. This is the preferred level. 2m high acoustic barriers have been proposed (paragraph 5.15 and 5.16) to external amenity areas which would otherwise be subject to unacceptably high noise levels. This should be built 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 works which form part of the scheme approved by the Local Authority shall be completed before any permitted dwelling is occupied, unless an alternative period is agreed in writing with the Authority.

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.

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).

Contaminative Land Issues

The majority of the site causes no concern from a contaminated land perspective, however a parcel of land in north western corner of the site may have been subject to waste disposal activities. Please apply Condition ENV 3, 5 and 6 (below) to this area.



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 policy DEV1 of the West Sussex Structure Plan and 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 policy DEV1 of the West Sussex Structure Plan and 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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

C/N: 219326

Samantha Humphries | Administrative Assistant, Corporate Support
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Sent: 02 June 2017 16:33
To: EH Planning Consultations
Subject: Planning Consultation on: A/99/17/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/99/17/OUT**

NO:

Registered: 23rd May
 2017

Site Address: Land South of Water Lane Angmering

Grid Reference: 507406 104672

Description of Works: Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a 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 29-JUN-17.

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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
