



From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 11 October 2019 16:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/100/19/PL

I refer to the above planning application and whilst generally I have no objections to the proposal I have concerns about road noise affecting future occupiers of the two properties. The area is highlighted on the DEFRA Road Noise Maps as being an area affected by road noise at levels between 55 and 65dB at night and 65 and 69dB during the day. These levels are significantly different to those quoted in the submitted noise assessment which does not appear to have been compiled by a competent acoustician or the levels measured at site and is not sufficient to allay my concerns about road noise.

I would therefore strongly recommend inclusion of the following condition;

1. Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233

Details should be compiled by an acoustician competent in sound insulation and noise reduction for buildings and submitted to the Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms and be retained in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan.

I would also recommend the following conditions;

2. 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 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 (NPPF).

3. No development shall take place, including any works of demolition, until a Construction Management Plan is approved by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall necessarily be restricted to the following matters:-
 - a) An indicative programme for carrying out of the works;
 - b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction period;
 - c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of operation of plant and machinery and use of noise mitigation barrier(s);
 - d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - e) The parking of vehicles of site operatives and visitors;
 - f) Loading and unloading of plant and materials, including permitted times for deliveries;
 - g) Storage of plant and materials used in constructing the development;
 - h) The erection and maintenance of security hoarding including decorative displays and facilities for public view;
 - i) The provision of wheel washing facilities and other works required to mitigate the impact of construction on the surrounding area (in accordance with Regulations Orders);
 - j) Measures to control the emission of dust and dirt during construction;
 - k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning of materials.

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

4. No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) on any public highway, Sunday or Bank Holidays.

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

5. The granting of this planning permission does not in any way indemnify against statutory nuisance action under the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Yours faithfully

Joanne Lewis

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis Senior Environmental Health Officer, Arun District Council Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 10 October 2019 13:37

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: BE/100/19/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission

APPLICATION NO: BE/100/19/PL

Registered: 10th October
2019

Site Address: Springfields Chichester Road Bersted PO21 5EE

Grid Reference: 491534 101803

Description of Works: 2 No. dwellings. 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 14-NOV-19.

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 Mr S Davis who can be contacted on telephone
number 01903 737874.

Regards
Planning Officer

consultee_email
