



From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 13 March 2020 14:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/16/20/PL

I refer to the above application and make the following comments/recommendations;

1. The site has previously been identified as a works and storage area so there is potential for the land to have been contaminated, I would therefore recommend the following condition;

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted 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

2. In order to protect the amenity of existing residents nearby I would recommend the following condition;

No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no 'noisy' work on Sunday or Bank Holidays.

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

3. It is unclear from the application what type of property is located to the east of the site and it appears to be some form of business premises, perhaps a barn or other storage area. In order to ensure that the use of this premises is not likely to affect the amenity of the residents of the new property I would request further details on the use of the neighbouring property to the east of the site.
4. General, I recommend the inclusion of the following conditions;

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).

Noise from any pumping station shall not exceed 45dB L_{Aeq} (15mins) with no tonal components evident at the boundary of the nearest noise sensitive property. When assessed by a competent acoustic engineer, the Vibration Dose Value (VDV) shall not exceed the applicable 'low probability of adverse comment' level for the test environment in question (i.e. residential buildings, offices, workshops) contained within BS 6841:2005 (*Guide to evaluation of human exposure to vibration in buildings – Part 1: Vibration sources other than blasting*) inside the nearest property. A test or prediction of the noise levels and a test or estimation of the expected vibration environment to demonstrate compliance with the levels shall be undertaken within 3 months of the development being implemented.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

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) 737555

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

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

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Save the environment - think before you print.

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 18 February 2020 11:34

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

Subject: Planning Consultation on: BE/16/20/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/16/20/PL

Registered: 18th February
2020

Site Address: Rear of Rookery Farm 113 North Bersted Street Bersted PO22 9AG

Grid Reference: 492617 101367

Description of Works: Demolition of storage buildings & erection of 1 No 3-bed cottage.
This application affects the setting of listed buildings & affects the
character & appearance of the North Bersted Conservation Area.

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 19-MAR-20.**

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 Spring who can be contacted on telephone
number 01903 737521.

Regards
Planning Officer

consultee_email
