

[REDACTED]

[REDACTED]

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 23 October 2019 14:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Hi Simon,

I have just spoken with Chris and he extends his apologies; he should have critiqued the submission more closely and commented accordingly. Chris is in agreement that the below comments are valid and proportionate.

Hope this helps,

Thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
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From: Kate Giddings
Sent: 18 October 2019 15:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Hi Simon,

I'm afraid Chris isn't in the office today so I will have to ask him when he is back, which I think will be Tuesday.

Most of my comments below will become apparent as the development progresses so it might not be information which is available at present. The proposed method of dealing with previously unidentified contaminated land, however, cannot be accepted.

I'll speak with Chris when he returns and get back to you if that's okay?

Ta,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 October 2019 14:37
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: RE: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Kate,

Before I pass this on, can you advise why so many changes when we accepted the same document to discharge condition 03 of BE/27/19/PL (Chris Davis responded to that consultation)? The agent is bound to ask this question to me.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 18 October 2019 13:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Dear Simon,

Thank you for your e-mail.

Having now reviewed the Construction Environmental Management Plan (undated, unreferenced) for the above site, please may the following points be addressed:

- provision of an estimated schedule of works (it is appreciated that this will be subject a number of influences and is requested purely as an approximation)
- will the applicant provide contact details for neighbouring residents (for example, via a letter/leaflet drop and/or a notice at site access points)?
- Section 4.0 – Noise and Vibration; it is appreciated that the control measures outlined within the report will be subject to development when the main contractor is appointed. Details of the monitoring, such as time, location, duration, etc. should be included in the updated submission.
- Section 5.0 – Geology and Soils; the strategy relating to the removal of Contaminated Ground is not considered appropriate or robust and should be amended to read as follows:
- *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.*
- Section 5.1 – Water Quality, Drainage and Hydrology; this section may require consultation with the Environment Agency
- Section 9.0 – Lighting; greater detail in this section should be provided (for example, location, type, intensity, etc.). It is appreciated that this may become apparent once the main contractor and development schedule have been confirmed.
- There are a number of typographical errors throughout the report which makes some sections less easily understood.

Many thanks,

Kate.

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 30 September 2019 12:11

To: Kate Giddings <kate.giddings@arun.gov.uk>

Subject: RE: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Hi Kate,

We have received a CEMP on the back of your comments. It is the same one as approved by BE/76/19/DOC. Could you take a look and advise whether this is acceptable. It is on the website dated 12/09/19.

Please note that we have had concerns raised by the occupier of 348 Chichester Road regarding the impact of noise from the site compound

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Kate Giddings <kate.giddings@arun.gov.uk>

Sent: 06 August 2019 12:30

To: Simon Davis <Simon.Davis@arun.gov.uk>

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

Subject: BE/84/19/PL - Site 6, Chichester Road, North Bersted

Good afternoon,

In relation to the above application, please may EH make the following comments:

- 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 (NPPF).

- No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not 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 works
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection 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 viewing, where appropriate
- i. the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic 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 permitted

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

- No construction 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 working activities on Sunday or Bank Holidays

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

- Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the “Indoor ambient noise levels for dwellings” guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014. Details compiled by a competent acoustician on sound insulation and noise reduction for buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out 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 Adoption Arun Local Plan 2011 – 2031

- No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area / the environment and wildlife / local residents from light pollution.

- 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 Adoption Arun Local Plan 2011 – 2031

- *INFORMATIVE:* 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**.

Many thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
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