

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

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

Sent: 04 February 2020 19:20

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

Cc: James Cross <James.Cross@arun.gov.uk>

Subject: BN/121/19/PL - Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area

Importance: High

EH comments in relation to BN/121/19/PL - Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area

Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

1. ~~No comments~~
2. **Conditions or Informatives requested**
3. ~~Refusal recommended~~

I therefore put forward the following;

AIR QUALITY

Condition

1. 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).

DEMOLITION / CONSTRUCTION PHASES

Conditions

To minimise the potential of complaint of dust / noise / lighting the following condition should be applied to the application:

1. 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

Reasons

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

NOISE

There is no submitted acoustic report, measurements and recommendations for the phases of this development so I would therefore suggest that the following conditions be applied if Planning Permission is to be granted:

Conditions

1. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise to the site from existing sources which will all be robustly reported upon within the report to be submitted. Thereafter, the use shall not commence until the approved scheme has been fully implemented.
2. 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 BS 8233: 2014, Guidance 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 work 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.
3. Any / all plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated so that the rating level of noise emitted does not exceed the background sound level, when measured according to British Standard BS4142: 2014 at any adjoining or nearby noise sensitive premises.
4. Details, including acoustic specifications, of all fixed plant, machinery and equipment [if applicable] associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason:

To protect the amenity of the local residents within the present and proposed noise sensitive premises

LIGHTING

I would suggest that the following conditions be applied if Planning Permission is to be granted:

Condition

1. Light trespass shall not exceed a level of 5 Lux beyond 5 metres from the boundary of the site.

Reason:

In the interests of the amenities of neighbouring light-sensitive dwellings / developments

CONTAMINATED LAND

Condition

1. Reporting of unexpected contamination - In the event that contamination is found at any time during the carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All works MUST stop immediately and an investigation and risk assessment must be undertaken in accordance with the requirements of the local authority contaminated land officer. Where remediation is necessary, a remediation scheme must be prepared in accordance with the local authority contaminated land officer guidance and which is subject to the approval in writing of the Local Planning Authority.

Reason:

To protect the amenity of the local residents

Informatives

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

Kind regards

Christopher Davis
Chartered Environmental Health Practitioner

Environmental Health Department
(01903) 737695 (direct line)

Arun Civic Centre | Maltravers Road | Littlehampton | BN17 5LF

www.arun.gov.uk/eh

