[redacted]

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From: Nick Howard <Nick.Howard@arun.gov.uk>
Sent: 11 February 2021 14:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/152/20/PL

Dear Sirs,

EH comments below for the above planning application with reference to the Arun District Council Environmental Health Planning Conditions;

Planning Conditions

CD02 - Hours of work on construction site

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
[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

Notes: *the words in square brackets may be adjusted to reflect site specific constraints*

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

L02 – External Lighting

No external lighting shown on the submitted plans 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.

PCL01 – Precautionary - Potentially Contaminated Land

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

I would also like to add that as this is a single dwelling project, EH would not insist on a Construction Management Plan. However, the agent involved with the construction must make sure noise and air quality mitigation controls are in place during the construction process so that local neighbours are not affected by noise or air pollution.

Kind Regards

Nick Howard
Senior Environmental Health Officer
Environmental Health

T: 01903 737685
E: nick.howard@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 08 January 2021 09:19
To: EHPlanningConsultations [redacted]
Subject: Planning Consultation on: BN/152/20/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:	**BN/152/20/PL**
Registered:	6th January 2021
Site Address:	Land adjacent to 49 Warren Way Barnham PO22 0JX
Grid Reference:	496063 104560
Description of Works:	1 No end of terrace two storey dwelling (resubmission following BN/15/20/PL). This site in in CIL Zone 2 and is CIL Liable as new dwelling.

The Council have received the above application.

Click here to view the application details

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable} or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 11th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 https://www.arun.gov.uk/development-plan as can the the leaflet how to respond to planning applications https://www.arun.gov.uk/planning-application-comments which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:https://www.planningportal.co.uk/info/200207/appeals but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLCONSULT (ODS) 2020