

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** Craig Milligan <Craig.Milligan@arun.gov.uk>

**Sent:** 02 June 2021 11:25

**To:** Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

**Subject:** To rear of 94 - 100 Hook Lane Bognor Regis PO22 8AT - BR/124/21/OUT

**Planning Application reference: BR/124/21/OUT**

**Proposal:** Outline application with all matters reserved except for access for demolition of existing bungalow to form new access and residential development of up to 6 No. chalet houses. This application affects the setting of the Upper Bognor Road & Mead Lane Conservation area.

**Address:** To rear of 94 - 100 Hook Lane Bognor Regis PO22 8AT

Dear Simon,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered.

**Electric Vehicle charging points**

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).

**Heat Pumps**

If the development includes installation of a ground or air sourced heat pump, technical specifications from the manufacturer shall be submitted along with the proposed position of any potential heat pump to demonstrate that the noise level from the heat pump will not be greater than 42dBA at the façade of the nearest sensitive receptor.

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

### **Unexpected contamination**

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

### **Construction – Small Developments**

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n12193.pdf&ver=12201>

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

### **Construction hours**

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public 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]

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

Thank you for your consultation,

Sincerely, Craig

**Craig Milligan**

Environmental Health Officer, Technical Service

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