

**From:** Christopher Davis

**Sent:** 23 January 2019 12:26

**To:** Planning.Responses

**Cc:** Simon Davis

**Subject:** BR/311/18/PL - Land to the East of University of Chichester, Upper Bognor Road, Bognor Regis, PO21 1HR

**Importance:** High

**EH comments in relation to BR/311/18/PL**

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;

**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 Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
  - a. An indicative programme for carrying out of the works
  - b. The arrangements for public consultation and 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
  - 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. wheel washing facilities
- 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

### **Reasons**

To protect the amenity of the local residents and those at any adjoining or nearby noise sensitive premises

### **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**

- 2. 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 emanating from the site. Thereafter, the use shall not commence until the approved scheme has been fully implemented.
- 3. 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.
- 4. If the residential properties are to be completed and occupied prior to the development being finished, a scheme to protect those occupants from noise and vibration should be submitted.
- 5. 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.
- 6. 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.

### **Reasons**

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

## **LIGHTING**

Having read the submitted lighting report, [Hoare Lea dated 07/11/2018], I would suggest that the following conditions be applied if Planning Permission is to be granted:

### **Conditions**

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

### **Reasons**

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

## **CONTAMINATED LAND**

### **Conditions**

8. 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.

### **Reasons**

To protect the amenity of the local residents

### **Informatives**

1. 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 737500
2. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A 'Statutory Nuisance' may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

Kind regards

Christopher Davis  
Senior Environmental Health Officer

Environmental Health Department  
(01903) 737695 (direct line)

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

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