

Environmental Health Consultation Response

To	Harry Chalk
Date	26-02-2025
Planning Ref	CM/4/25/PL
Site Description	Street Record Brookpit Lane Climping West Sussex
Date of Application	2025-02-07 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application which states the use of air source heat pumps and mechanical heat recovery. No acoustic report has been submitted and as this area will have a low prevailing background noise levels and I am concerned the impact the equipment may have.

If planning consent is to be granted, I would recommend the following conditions

Conditions Recommended:

EHN23 : Building services plant (BS4142:2014+A1:2019)

EH - see notes

The noise emitted from any internally or externally located plant, machinery equipment including air source heat pumps, shall not exceed 5 dB less than the prevailing background sound level (LA90) taking into account any noise characteristics as defined in BS4142, when measured at the nearest noise sensation receptor.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a)

identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b)

show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised 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 the Arun Local Plan policy QE SP1.

Charging of Electric Vehicles

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 development 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.

**In accordance with recent government guidance, any new residential dwellings (or existing dwellings undergoing major refurbishment) with dedicated parking must have 1 EVCP per dwelling.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, 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).

Arun District Council, Civic Centre, Maltravers Rd
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Sent: 26 February 2025 17:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White [REDACTED]
Subject: Planning Response CM-4-25-PL - Street Record, Brookpit Lane, Climping, West Sussex

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Hi Harry,

Please find attached EH planning response for the above application.
Kind Regards

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council



Council Information:

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