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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 14 February 2020 10:29

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

Subject: FW: CM/56/19/PL - Concrete batching plant - Unit H6 Rudford Industrial Estate

Please scan as environmental health consultation response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>

Sent: 14 February 2020 10:17

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: CM/56/19/PL - Concrete batching plant - Unit H6 Rudford Industrial Estate

Hi Anita,

That's very strange, here are my comments again.

Joanne

I refer to the above planning application and make the following comments;

Contaminated Land;

If the ground surface is to be broken the full potentially contaminated land condition should be applied as follows;

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a potentially unacceptable risks arising from contamination at the site.
2. A 'Remediation Strategy' demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Development Plan 2009.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

If the ground surface will not be broken the following asbestos condition is recommended;

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a register of asbestos in their portfolio. As the proposed development is being developed, the Council need to be satisfied that asbestos identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe level of asbestos. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Council before any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Development Plan 2009.

Noise;

The applicants have submitted a noise assessment which I would raise the following questions with;

- The report states that environmental sound levels (i.e. background sound levels) were monitored at the boundary of the unit on the industrial estate. BS4142

guidance states that;

8.1.2 Where possible, measure the background sound level at the assessment location(s). If this is not possible measure at an alternative location where the residual sound is comparable to the assessment location(s).

Please justify why background levels were not monitored at the assessment location which I would expect to have lower noise levels.

- The specific source was measured at a site in Shoreham – by- Sea which I understand uses the same equipment. However, I have been told by local officers that the plant at Shoreham is powered by a generator which is quite noisy. There is no mention in the report of a generator being used and this sound being measured as part of the assessment. Please can it be clarified if a generator will be used at the proposed development site to power the plant and if so was this taken into consideration in the assessment.
- The noise assessment has been based on the use of the Elkon Mobile Master 60 and as such any planning permission should restrict the use of this plant only. Any proposed changes to the plant would require a new noise assessment to ensure that it does not cause disturbance to residents.

If you are minded to grant planning permission I would recommend inclusion of the following conditions;

- The operational hours of the site should be restricted to those specified in the letter from Terrestria Limited dated 16 December which is based on the results of the acoustic assessment. The operational hours should therefore be Monday to Friday - 07.00 – 19.00 and 07.00 to 13.00 on Saturdays with no working on Sundays or Public Holidays.
- All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarms as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.
- These premises will require an authorisation under Part 1 of the Environmental Protection Act 1990, or a permit under Environmental Permitting (England and Wales) Regulations 2018, and if any changes are proposed to the authorised process or permitted activity, or if any changes to the emissions are proposed, then the Environmental Health Service shall be notified and any necessary applications under the Act or Regulations made. For further information please contact the Environmental Health Department on (01903) 737555

Joanne Lewis

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, [Arun District Council](#) | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 14 February 2020 09:42

To: Joanne Lewis <Joanne.Lewis@arun.gov.uk>

Subject: CM/56/19/PL - Concrete batching plant - Unit H6 Rudford Industrial Estate

Hi Joanne,

I attach a copy of your comments. As you can see part of the first condition is unreadable and I would be grateful if you could let me have a revised legible version.

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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