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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 04 June 2020 10:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FP/258/19/PL

Please upload the below to the above application; Agreement to pre-commencement conditions.

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Matthew Pickup [REDACTED]
Sent: 04 June 2020 10:21

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: FP/258/19/PL

Hi Maria,

I have just spoken with the applicant and he accepts the imposition of both planning conditions.

Please could you confirm the time the meeting will be held on 24th June – presumably it'll be virtual and broadcast on Zoom or Microsoft Teams?

Many thanks.

Kind Regards,

Matthew

Matthew R. Pickup MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 03 June 2020 18:21

To: Matthew Pickup

Subject: FP/258/19/PL

Matthew,

I need your agreement to two pre-commencement conditions suggested by our Environmental Health Officer:

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 potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 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.
 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.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report 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

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

- 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 Table 4 under section 7.7.2 of BS 8233:2014. The scheme shall include but not be limited to noise from road traffic and all the approved commercial uses.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and 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 works 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Kind regards

Maria

Maria Tomaiova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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