

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 November 2021 08:04
To: Planning Scanning
Subject: FW: Hm Ford Open Prison, Ford Road, Ford, Arundel, West Sussex, BN18 0BX - F/19/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Craig Milligan [REDACTED]
Sent: 10 November 2021 15:08
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Hm Ford Open Prison, Ford Road, Ford, Arundel, West Sussex, BN18 0BX - F/19/21/PL

Planning Application Reference: F/19/21/PL

Proposal: The construction of two houseblocks (two storeys) for 120 prisoners, extension to existing car park (80 spaces), proposed storage facilities & ancillary office space within secure perimeter fence at HMP Ford Category D Prison. This application may affect the setting of a listed building & the site is in CIL Zone 2 (Zero Rated) as other development.

Address: HM Ford Open Prison, Ford Road, Ford, Arundel, West Sussex, BN18 0BX

Dear Anita,
Environmental Health has no objection to the above proposal, however the following matter must be considered.

Electric Vehicle Charging Points

Prior to first use of the proposed development, 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.

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).

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

Contaminated Land

Having reviewed the document entitled 'HMP Ford Accommodation and Ancillary Upgrade | Geotechnical and Geo-environmental Desk Study' (dated 4th September 2021) [produced by Atkins] I confirm I find the report to be reliable. I therefore recommend a scheme to include the following elements to control risks from contaminated land is submitted in writing to the local planning authority for approval:

1. A Site Investigation Scheme, based on the Ashdown Site Investigation risk assessment report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy 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 (3) 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 to the Local Planning Authority.

Reason: To protect the health of construction workers and future site users.

Noise

Having reviewed the report entitled 'Proposed Category D accommodation Blocks at HMP Ford: Site Noise Assessment: Revision C' (dated 13th September 2021) [produced by Apex Acoustics] I find the report, methodology, calculations and findings to be reliable. I therefore recommend that any future permission granted is in accordance with the Apex Acoustics report, to include that mechanical services / plant noise is to be restricted so as not to exceed the indoor ambient noise levels detailed in section 10.5 of the report. Noise level from plant is also not to exceed background noise levels when measured 1 meter from the façade of the nearest dwellings, as per section 10.17 of the Apex Acoustics report.

Reason: to protect the amenity of future residents

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 DM1 of the Adopted Arun Local Plan 2011 – 2031

Sincerely,
Craig

Craig Milligan

Environmental Health Officer, Technical Service



Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)

Business Support during Coronavirus click [here](#)

