

Environmental Health Consultation Response

To	Amber Willard
Date	24-01-2025
Planning Ref	F/2/25/PL
Site Description	The Mill Studio Newhouse Farm Barns Ford Lane Ford Arundel West Sussex BN18 0EF
Date of Application	2025-01-15 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the submitted application and would recommend the following conditions if consent is to be granted.

Conditions Recommended:

ENV5 : Unexpected contamination (precautionary condition)

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 on 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 unexpected contamination shall be dealt with must be 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 the Arun Local Plan policy QE DM4.

PCEHN27 : New residential development affected by transportation noise sources (this condition is specific to transportation noise)

Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB Laeq, with individual noise events not exceeding 45dB Lamax no more than 12 times per night (bedrooms windows open).
- c) garden/external amenity spaces should not exceed 50 dB Laeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent. 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 applicant should review the Planning Noise Advice Document – Sussex, November 2023:
<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

PCEHN25 : Industrial/commercial noise (everything except plant/machinery)

No construction work shall commence until an impact assessment of noise from the development on nearby residential properties has been submitted to and approved in writing to the Local Planning Authority. The impact assessment shall conform to the requirements of BS4142:2014+A1:2019 and include noise from deliveries and operation of the development and where necessary, it shall include a noise mitigation scheme.

A test to demonstrate compliance with the noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority before the use commences.

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

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the construction phase commences.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 27 January 2025 10:30
To: Planning Scanning
Subject: FW: Planning Response F/2/25/PL - The Mill Studio, Newhouse Farm Barns, Ford Lane, Ford, Arundel, West Sussex, BN18 0EF
Attachments: communication.pdf

Environmental Health response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 24 January 2025 16:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response F-2-25-PL - The Mill Studio, Newhouse Farm Barns, Ford Lane, Ford, Arundel, West Sussex, BN18 0EF

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Hi Amber,

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

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,
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