

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Chima Umunnakwe <Chima.Umunnakwe@arun.gov.uk>
Sent: 29 June 2021 12:11
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Lu/116/21/PL Rosemead, Land South of Littlehampton Academy

Hi Anita,

Proposal: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works, internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works.

Site Address: Land South of Littlehampton Academy, Fitzalan Road, Littlehampton, West Sussex

I have considered the above proposal and can advise that I have no objections to the proposed scheme subject to the following considerations.

Land Contamination

The applicant has submitted the following assessment: *Phase 1 desk Study, Site reconnaissance and Phase 11 Site Investigation Report ref: LP2265 dated 28th July 2020. I have reviewed the reports and noted the assessment encountered elevated contaminants within shallow made ground. Two gas monitoring checks were carried out, which indicated a potential gassing regime. It is noted that the southern and western portion of the site was not assessed due to limited access to these areas. The report recommended an additional risk assessment to be carried out and remediation works to include a clean cover system in gardens and soft landscaping areas. I understand the further additional risk assessment, and remediation method statement has been submitted as part of this application which I have now reviewed as part of this response. I consider these additional reports acceptable and in accordance with relevant guidance. However, I recommend the following additional contaminated land conditions to be imposed.*

1. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to the components, relating to ground investigation works and remediation method statement 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 amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

2. If during development, any visibly 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

Air Quality

I have reviewed the air quality assessment prepared by Hydrock reference: *LTH-HYD-XX-ZZ-RP-Y-2002_P02 dated March 2021* and I consider the report generally acceptable. Modelled data for NO₂, PM₁₀ and PM_{2.5} were shown to be below the annual mean NAQO. It is however noted that the future residents will be introduced into an area of susceptible pollutant concentration around Fitzalan Road roundabout although the report considered that any additional trip generation as a result of the development is unlikely to impact on AQ. The author has made some comments relating to dust and construction emissions. Provided that suitable mitigation measures are employed to control noise and air pollution (dust), the construction phase of the proposed development should not have a significant impact upon the amenity of nearby neighbours.

However, I recommend the following condition to be imposed should the application be granted.

Construction Impact

I have reviewed the RGP construction management plan (Ref: 20/5433/C EMP05, dated March 2021). Section 7 states that noise including vibration, and dust during demolition and construction works will result in low to medium adverse impact. However, I note that the construction management plan made no reference to piling operations, which could potentially have an adverse impact on the local residents. We advise that should any piling operations be required as part of this development, then a piling method statement shall be submitted and approved by the local planning authority. However, the proposed mitigation as set out in section 7 of the construction management plan is acceptable insofar as this is complied with and we have no further recommendations.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Construction hours condition

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.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

External Lighting condition

No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep/bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area/the environment and wildlife/local residents from light pollution.

Informatives:

- The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.
- The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on **01903 737755**.

Please Note: further comments will be sent today regarding noise from Carole under a separate email.

Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

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