

From: Anita Gardner
Sent: 26 July 2018 15:40
To: Planning.Responses
Subject: FW: LU/191/18/DOC

Please add as additional info from agent

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: [REDACTED]
Sent: 26 July 2018 14:48
To: Anita Gardner
Subject: Re: LU/191/18/DOC

Dear Anita Gardner,

I'm sorry I forgot the Bio-Pure reference for min 25 - persons.

I believe you have had this before, but obviously Mr. Giddings hasn't. I note he still refers to 8 mobile homes.

The concrete slabs are obviously as he states. There are no persons on site to be contaminated by cement dust or noise.

Operators will be instructed to wear safety goggles and breathing masks and ear defenders if necessary. This is a very small development. All as standard on-site requirement.

The wooden shed 2400x 1800 as per drawings submitted. Manufactured by Skinners or similar by many manufacturers.

Yours sincerely,

Michael Smith

For

MSDA

Sent from my iPhone

On 25 Jul 2018, at 17:41, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Smith,

Please see the comments of the environmental health officer below. I would appreciate receipt of additional information in respect of the outstanding conditions within the next 2 weeks or a decision will be made on the basis of the information submitted.

Regards

Anita Gardner



From: Colin Giddings
Sent: 25 July 2018 14:03
To: Anita Gardner
Subject: LU/191/18/DOC

Hi Anita,

I've had a quick look at the conditions discharge documents which relate to EH/Site Licensing and would comment as follows:

Condition 5 –CMP

in order for the site to become a residential mobile home park some hard-standings for the mobile homes will be required. The original application specified pitches 9.5m x 16.5m, which would take, as an absolute minimum, 16cubic metres of concrete, plus hard-core, etc. The CMP described seems to look only at the office building phase.

Although the potential for noise and dust nuisance can be dealt with under Environmental Protection Act powers it would be best if the CMP follows the example attached, or other locally approved plan.

Condition 6 – Lighting

When operating as a residential mobile home park the site's licence will contain specific conditions based on the current Model Standards. The standard for lighting states: *Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.*

The guidance accompanying the Standards states: *The lighting provided for communal paths and roads should be adequate to allow safe movement around the site during the hours of darkness. Many sites use low lighters rather than traditional street lamps and these work well as long as they are well maintained and plants/vegetation are not allowed to grow around them and stop them emitting light effectively. The lighting must be fit for purpose i.e. to allow vehicles and pedestrians to navigate around the site between dusk and dawn*

The proposed scheme using luminaires that are solar powered and just 170mm high is unlikely to meet these criteria, especially outside of the summer. If the Condition is discharged by allowing the proposal there will need to be supplemental lighting installed to meet the licence conditions. It would be better if the accepted scheme meets the future licence conditions.

Condition 8 – Cycle Store

There is mention of a plan for the proposed wooden structure but I have not had sight of this. The site will need to comply with spacing and safety standards when in operation. Without details of the proposed structure I cannot comment further.

Condition 9 – Sewage Treatment

There is insufficient detail to comment on the proposal. A Bio Pure unit will be satisfactory in principle but details of the model proposed are required in order to determine whether there is sufficient capacity for an office plus eight, two-bedroomed units.

Do let me know if any queries,

kind regards, Colin

Normally working Thursdays, Fridays and alternate Wednesdays

Colin Giddings | Snr. Environmental Health Officer, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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