

Environmental Health Consultation Response

To	Kathryn Welch
Date	16-10-2024
Planning Ref	LU/246/24/PL
Site Description	Street Record Toddington Lane Littlehampton West Sussex
Date of Application	2024-10-04 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the submitted documents in the above application in particular the geo technical reports by Land Science ref LS4160 dated 3rd May 2019 and remediation report ref LS4342 dated 2019 and the acoustic report by MACH Group ref: 2531-21-097 Toddington Lane dated 21/8/24.

The acoustic report indicates that the site is not unduly effected by the existing noise climate, and can comply with the current guideline level without any special measure and I have no reason to doubt there findings.

The Land Science reports indicate that there is ground contamination and so the remediation report sets out steps to minimise the risk to the future occupants

If planning is to be granted, I would recommend the full contaminated land condition is added, taking into account, that the submitted documents would satisfy parts 1-3.

Looking at the location, I would also recommend the hours of construction and lighting conditions also set out below are also added to the consent.

Conditions Recommended:

PCENV3 : Full PCL condition

(requires EA input to discharge re. protection of the environment aspect)

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 be submitted to and approved in writing by the Local Planning Authority:

1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially unacceptable risks arising from contamination at the site.
2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
3. based on (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
4. a verification report demonstrating completion of the works set out in the approved submission (3) and the effectiveness of the remediation. 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. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note:

Any changes to these components require the express written consent of the Local Planning Authority.

Reason:

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised 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 the Arun Local Plan policy QE SP1.

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a)

identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b)

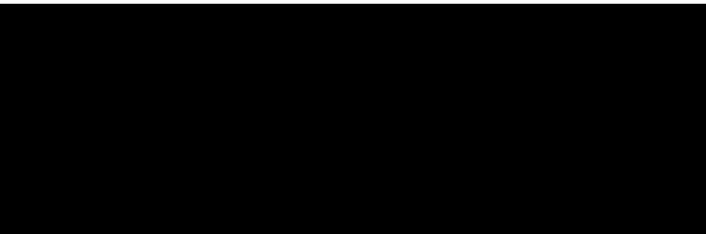
show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

Environmental Health response



Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 16 October 2024 23:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response LU-246-24-PL Land at Toddington Lane Littlehampton BN17 7PN

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Hi Kathryn,

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

Kind Regards

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Council Information:

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