

From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 08 October 2021 10:15

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: 215 Timberleys, Littlehampton, West Sussex, BN17 6QD - LU/266/21/PL

Planning Application reference: LU/266/21/PL

Proposal: Erection of 1 No. 4 bed dwelling (resubmission of LU/350/20/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

Address: 215 Timberleys, Littlehampton, West Sussex, BN17 6QD

Dear Kathryn,

Environmental Health has no objection in principle to the above proposal, however the following matters 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 dwelling 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 Contaminated Land

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 DM1 of the Adopted Arun Local Plan 2011 – 2031

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

Noise

No information has been provided assessing the potential noise impact from road traffic or nearby adjacent commercial uses including deliveries and plant / equipment. The proposed development site is bounded by the B2187 and there is a Shell petrol station within c.80 meters and a travel lodge within c.60 meters.

I therefore recommend that in order for this section to make an informed comment the applicant should be requested to provide further information assessing the noise impact of the external noise sources on the proposed residential accommodation. The report should include, if appropriate, measures to be taken to mitigate excess noise impact.

The report should be prepared by a person with appropriate acoustic qualifications and should be with full regard to all relevant guidance including BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Advisory - Sound insulation

In relation to sound insulation between the proposed separate residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term.

Thank you for your consultation,

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service



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