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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: 02 December 2021 19:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: LU/338/21/PL

Dear Planning,

Thank you for consulting Environmental Health on the above application. I have considered the proposed scheme and can advise any approval considered be given the following consideration and where appropriate conditions recommended.

Land Contaminated

I note Appendix C referenced an intrusive ground investigation works has been submitted with this application. There is no further details regarding a preliminary contaminated land risk assessment and geotechnical report. The details in Appendix C is insufficient to consider this application from a contaminated land perspective. Accordingly, I have recommended our full standard contamination conditions until we receive any further ground investigation reports for consideration.

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

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.

2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) 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

Lighting scheme

The applicant has provided a lighting strategy. However, EH advised that the proposed lighting be installed in such a manner to prevent obstructive light to avoid light nuisance at nearby light-sensitive receptors. All installation of lighting luminaires should reference the guidance given by the Institute of Lighting Professional to ensure that existing residents are protected from obstructive lightings.

Noise Impact Assessment

I have considered the noise impact assessment prepared by Parker Jones Acoustics dated 9th September 2021. This report supported the above planning application for a Youth Centre and considered potential noise sources that are likely to harm residential noise-sensitive receptors with proximity to the site. The noise assessment from plant items and operational sources of noise were considered. Based on the relevant guidance (BS4142 2014) the report concludes that adverse impact. I can agree with this assessment. However, I have some concerns regarding assessing other noise sources, such as the play areas and vehicles and impact noise that doesn't appear to be fully considered part of the assessment. The report mentions the subjectiveness of the noise with reference to residents' complaints and has recommended a noise management plan. In addition to the NMP, we ask that the following conditions be imposed should the application be considered for approval.

Post Construction validation Testing - Noise

An acoustic assessment of compliance with the noise control measures shall be submitted to the Local Planning Authority after completion of the development hereby permitted. This will particularly consider those properties which are nearest to the proposed Youth Centre. Any provisions indicated in the assessment which need to be made to control noise affecting the residential properties within proximity to the site, shall be submitted in writing for the written approval of the Local Planning Authority and all works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

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

Construction Management

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- j) Measures to control the emission of dust and dirt during construction;
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

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

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**.

Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

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