



From: Colin Giddings
Sent: 04 January 2018 10:36
To: Planning.Responses
Subject: FW: Planning Consultation on: LU/375/17/PL and LU/376/17/OUT

Dear Planning,

In respect of the proposal for a residential mobile home development and the proposed residential development I would comment as follows:

Reasons and Considerations

Mobile Homes

There is insufficient detail provided for the assessment of mobile home provision. Without a detailed and approved scheme, including a site plan, specifications for pitch construction and size, details of drainage, electricity supply, gas supply, water supply and other services, road construction and the provision of recreation space, I recommend refusal of the mobile homes option.

Houses and Flats

Noise Pollution - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment.

Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;

The principle considerations are:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur;
- Whether or not a good standard of amenity can be achieved.

The National Planning Practice Guidance advises that noise needs to be considered when new developments may create additional noise. Having reviewed the development proposal, there is insufficient information to determine whether the above considerations will be necessary. Adjoining noise sensitive premises include residential mobile homes which will not afford the same protection against noise as traditional dwellings. It has also been determined that noise from construction is likely to cross the lowest observed adverse effect level above which the noise starts to cause small changes in behaviour and attitude. The noise is therefore likely to start to have an adverse effect and consideration needs to be given to mitigating and minimising those effects

At the design stage, a robust assessment and determination of required measures should be undertaken and steps agreed with the Local Planning Authority prior to construction works being carried out.

Lighting - Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. Equally, artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from enjoyment of the night sky. For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

There is insufficient detail to determine the impact but the new development proposal has the potential to adversely affect the use or enjoyment of nearby buildings or open spaces

Air Quality – Action to manage and improve air quality is largely driven by EU legislation. The 2008 Ambient Air Quality Directive sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM₁₀ and PM_{2.5}) and nitrogen dioxide (NO₂). As well as having direct adverse effects on human health, these pollutants can combine in the atmosphere to form ozone, a harmful air pollutant (and potent greenhouse gas) which can be transported great distances by weather systems.

Whether or not air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to generate air quality impact in an area where air quality is known to be poor. They could also arise where the development is likely to adversely impact upon the implementation of air quality strategies and action plans and/or, in particular, lead to a breach of EU legislation (including that applicable to wildlife). The steps a local planning authority might take in considering air quality are set out here.

The National Planning Policy Framework states (para35) that '*Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to [...] incorporate facilities for charging plug-in and other ultra-low emission vehicles*'

Consideration should be given to development that:

- Significantly affects traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads
- Exposes people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor air quality.
- Gives rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations.
- The National Planning Practice Guidance advises odour and dust can be a planning concern, for example, because of the effect on local amenity. Consideration shall be given to development that may potentially have an unacceptable impact (such as from dust) during construction for nearby sensitive locations. It is considered that the proposed development will potentially give rise to an unacceptable impact from dust during construction for nearby sensitive locations.
- The proposed development will significantly affect traffic in the immediate vicinity of the proposed development site.
- The proposed development will expose people to existing sources of air pollutants.

If the decision is to allow the development, I recommend the following conditions:

Conditions

1. A noise impact assessment detailing the noise environment for the site and for intended residents shall be prepared. The assessment will report on the exposure to noise (daytime and night time) for residents of the dwellings proposed (traditional housing and flats or mobile homes) and for the most noise-sensitive existing dwellings; which may be on the adjacent mobile home park. The assessment will identify and recommend appropriate noise mitigation measures where necessary.
2. (If required by the noise impact assessment findings) prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units (traditional dwellings, or mobile homes if provided) will conform to the “indoor ambient noise levels for dwellings” guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.
3. No part of the development shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the buildings (or mobile homes). The measures included in the approved scheme shall be implemented prior to the first occupation of the buildings that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
4. If the residential properties are to be completed and occupied prior to the development being finished, a scheme to protect those occupants from noise and vibration should be submitted.
5. The development shall not be occupied until a two metre high close-boarded fence or imperforate wall has been erected along the eastern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved fence or wall shall thereafter be retained and maintained at the height and position as approved
6. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - a. An indicative programme for carrying out of the works
 - b. The arrangements for public consultation and 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
 - 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. wheel washing facilities
 - 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
7. No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.
8. An electric vehicle charging point (EVCP) shall be installed at each residence (traditional dwellings or mobile homes) in the ratio of one EVCP per unit with dedicated parking. Electric vehicle charging points shall be installed in unallocated parking areas in the ratio of 1 EVCP per 10 spaces or part thereof.

Normally working Thursdays, Fridays and alternate Wednesdays

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 27 November 2017 11:18

To: EH Planning Consultations

Subject: Planning Consultation on: LU/375/17/PL

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION LU/375/17/PL

NO:

Registered: 16th November 2017

Site Address: The Bungalow Southdown Nursery Old Mead Road
Littlehampton BN17 7PU

Grid Reference: 502192 104241

Description of Works:

Change of use of land for the stationing of 25No. mobile homes for permanent residential occupation

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 28-DEC-17.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
