

Nicola Spencer

From: Graham Evans
Sent: 20 April 2009 15:18
To: Planning.Responses
Subject: FW: Please find attached amendment on planning application Ref: LU/517/04/

Brian

I refer to previous comments concerning the potential impact of noise from deliveries to retail units on residential development, particularly if these are carried out in the early morning. As retail development is now only adjacent to Terminus Road access such impact will be significantly reduced, however as the delivery vehicle turning area is adjacent to residential flats I would continue recommend that a restriction on delivery times be agreed.

Further to our recent discussion there is also potential for noise from public house gardens to detrimentally impact upon amenity of the residential development. I would suggest that this could be mitigated by habitable rooms in close proximity to public house gardens being provided with a good standard of double glazing and a suitable means of alternative ventilation.

The conditions below regarding land contamination should be included on any revised approval.

Graham Evans
 Senior Environmental Health Officer
 X 37694

From: Matthew Kennett
Sent: 16 April 2009 16:47
To: Graham Evans
Subject: RE: Please find attached amendment on planning application Ref: LU/517/04/

Here Graham, as JG requested.
 thanks Matt

NLQ C 01 (replacement for ENV3 and ENV4)

Universal condition for development on land affected by contamination

Environment Agency and Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment/human health and we would wish to object to the application.

Condition

Prior to the commencement of development approved by this planning permission (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 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) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy (method statement) giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reasons.

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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local

Plan .

NLQ C 02 (replacement for ENV6)

Verification report

Environment Agency and Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition

Prior to [commencement of development]/ [occupation of any part of the permitted development], a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the 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. It shall also include any plan (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 plan, and for the reporting of this to the local planning authority.

Reasons

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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

NLQ C 04 (replacement for ENV5)

Unsuspected contamination

Environment Agency and Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons

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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

From: John Green
Sent: 15 April 2009 10:29
To: Graham Evans
Cc: Matthew Kennett
Subject: FW: Please find attached amendment on planning application Ref: LU/517/04/

Graham,
 I understand from Brian that this application has never been determined. Please check revised layout re noise sources and ask for latest Cont land conditions (Matt can you send to Graham please)
 Thanks J
 C/N: 149108

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 08 April 2009 13:30
To: EH Planning Consultations
Subject: Please find attached amendment on planning application Ref: LU/517/04/

To: **Environmental Health - John Green**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **LU/517/04/**

NO:

Registered: 10-DEC-04
Site Former Littlehampton Indoor Market 26-30 Surrey Street
Address: Littlehampton

Grid Reference: 02666-02070

Category: Plan Applicat'n

Description of Works: Mixed use development with part retail use to ground floor and 24 No. one bedroom flats, 18 No. two bedroom flats, 6 No. three bedroom flats to part of the ground/upper floors and 3 No. two bed houses and 1 No. three bedroom house with public and private hard and soft landscaped areas.

I am able to inform you that I have received an amendment to the above application dated 18th March 2009 relating to:- Revised number of units and amended layout and design.

If you should wish to make further representations as a result of this amendment you should do so by replying to this email by 7th May 2009.

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

The officer dealing with this application is Mr B Banister who can be contacted on telephone number Direct Dial: 01903 737784.

Thanking you in anticipation

Planning Case Officer

pmac21_email
