

Environmental Health Consultation Response

To	Jessica Riches
Date	26-11-2024
Planning Ref	P/104/24/PL
Site Description	Land North Of Sefters Road Pagham West Sussex
Date of Application	2024-10-28 00:00:00
Category	
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed above application and looking at the proposed site, I would recommend the following conditions are attached if consent is to be granted.

Conditions Recommended:

PCEHN26 : Noise Management Plan (NMP)

Prior to the occupation of the development, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- a) hours of operation
- b) management responsibilities during operating hours
- c) measures to control noise from activities and operations at the site (including the operation of any equipment plant or building services)
- d) minimising noise from vehicles, deliveries, and servicing.
- e) complaints procedures including contact details.

The NMP shall be regularly reviewed to ensure that it reflects current operational site practices. Where the operator or the Local Planning Authority receives complaints or have concerns that site

activities or operations are having or may have a detrimental impact to the local amenity, the NMP shall be reviewed. Any changes to the NMP necessary to address these concerns shall be implemented to the satisfaction of the Local Planning Authority.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93ijjm4n19846.pdf&ver=24686>

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1. This must be a pre-commencement condition because it is necessary to have such measures in place before the construction phase 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.