[redacted]

[redacted]

To register to receive notification of planning applications in your area please go to
https://www1.arun.gov.uk/planning-application-finder

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **here**

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 06 October 2021 12:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Opposite Avisford Park Road And East Of, Yapton Lane, Walberton, West Sussex - WA/80/21/OUT

Planning Application Reference: WA/80/21/OUT

Proposal: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Address: Opposite Avisford Park Road And East Of, Yapton Lane, Walberton, West Sussex

Dear Anita,
Environmental Health has no objection to the above proposal, however the following matters must be considered.

Air Quality
Having reviewed the report entitled 'Air Quality Assessment: Land East of Yapton Lane, Walberton, West Sussex' (dated July 2021) [produced by DetlaSimons] I find the report, methodology and findings to be reliable. I therefore recommend any future permission granted is in accordance with the DeltaSimons report , to include the mitigation measures for the construction and operational phases detailed in section 6.

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

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 unit 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 2040, 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).

Contaminated Land
Having reviewed the document entitled 'Phase 1 Contamination Study: Land East of Yapton Lane, Walberton' (dated July 2021) [produced by Flood Risk UK] I confirm I find the report to be reliable. I therefore recommend a scheme to include the following elements to control risks from contaminated land is submitted in writing to the local planning authority for approval:

1. A Site Investigation Scheme, based on the Flood Risk UK Phase 1 Contamination study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy 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 (3) 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

Unexpected contamination
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 DM4 of the Adopted Arun Local Plan 2011 – 2031

Construction
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.

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

Electricity substations
I note that the application has not included provision for electricity sub stations. If electricity substations are to be included in the development, I recommend the following condition is attached to any permission granted:

Prior to the first use of the electricity substation, an acoustic report assessing the impact shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise (including low frequency noise) and vibration from the station to ensure that there is no adverse effect to residential or commercial properties.

For residential accommodation, the scheme shall ensure that the low frequency noise emitted from the substation is controlled so that it does not exceed the 'Low Frequency Criterion Curve' for the 10 to 160 Hz third octave bands inside residential accommodation as described in the DEFRA funded University of Salford Manchester guidance document entitled 'Procedure for the Assessment of Low Frequency Noise Complaints' (NANR45 Rev.1 – December 2011).

Available from: http://sciencesearch.defra.gov.uk/Document.aspx?Document=10470_NANR45-procedure_rev1_23122011.pdf

The electricity substation equipment shall be maintained in a condition so that it complies with the levels and mitigation measures specified in the approved acoustic report, whenever it is operating. After installation of the approved plant, no new plant shall be used without the written consent of 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

Occupancy before development completed
If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted and approved in writing by 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

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.

**** if any heat pumps are to be included in the development the applicant shall be required to demonstrate that any pump/s meets the criteria detailed in the Micro Certification Scheme planning standards (MCS 020).**

Thank you for your consultation
Sincerely, Craig

Craig Milligan
Environmental Health Officer, Technical Service

T: 01903 737670
E: craig.milligan@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **here**

Business Support during Coronavirus click **here**