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From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>

Sent: 20 February 2020 09:17

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/18/20/PL

I refer to the above application and make the following comments;

Contaminated Land

I have now reviewed Soils Ltd.'s Phase I Desk Study report (ref.: 16612, dated November 2017), Soils Ltd.'s Phase II Ground Investigation Report (ref.: 16612/GIR, dated November 2017) and Soils Ltd.'s Soil Gas Risk Assessment letter report (ref.: 16615/SGRA, dated February 2018) and can comment as follows:

- previous land uses have been identified, although our system notes from 2009 state that planning record Y/64/68 details a double boiler installation which may indicate the presence of diesel tanks on site and this should be further explored/addressed
- the intrusive investigation (Phase II) has identified an exceedance of lead in WS3 at 0.20 metres below ground level at a concentration of 522mg/kg against 200mg/kg
- asbestos containing material was not identified in the sample screenings however the watching brief as suggested in the Phase II report should be followed
- it would be sensible to recommend the addition of the full PCL condition(as below) (parts 1 and 2 have been met but 3 (remediation strategy) and 4 (verification report) will need completing.

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; and 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

Noise

Road traffic noise has been identified as an issue by the developers consultants, potentially affecting the residential amenity of the occupiers of a number of the plots in this proposed development. The submitted noise assessment *ProPG Stage 2 Acoustic Design Statement; Land to the West of Church lane Nursery, Yapton. Ref AS10284.19.11.28.ADS dated 02/12/19* sets out in Section 3 the required glazing levels in the different plots which will be required to achieve the internal noise levels set out in BS8233: 2014 *Guidance on sound insulation and noise reduction for buildings*. A suitably worded condition should be included which requires that all elements of section 3.3, 3.4, 3.5, 3.6, 4.3 and 4.4 of the above report are installed as described and that prior to occupation a noise test is carried out to ensure that the installed noise reduction measures have been successful in achieving the levels set out in BS8233: 2014 *Guidance on sound insulation and noise reduction for buildings*. No occupation shall take place until the results of the noise test have been agreed as satisfactory by the Local Planning Authority.

EV points

The applicants have submitted a transport statement for the proposed development by Paul Basham Associates Ltd, dated December 2019 Section 4.10 of this statement states that “the developer is able to provide a plug socket per unit to allow for active vehicle charging”. A condition should be included to ensure that these are installed as described.

General

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

No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no ‘noisy’ work on Sunday or Bank Holidays

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

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) 737555

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, [Arun District Council](#) | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 07 February 2020 14:04

To: EH Planning Consultations [REDACTED]

Subject: Planning Consultation on: Y/18/20/PL

To: Environmental Health - Planning consultation

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 NO: Y/18/20/PL

Registered: 7th February
2020

Site Address: Land east of North End Road & West of Church Lane Nursery
Yapton

Grid Reference: 497912 103731

Description of Works: 6 No. residential dwellings & associated infrastructure. This application is a Departure from the Development Plan.

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 12-MAR-20.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
