



From: Kevin Wawman [REDACTED]
Sent: 08 February 2019 17:14
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Ellie White [REDACTED] Paul Spratt [REDACTED]
Subject: Re: Y/49/18/PL - land east of North End Road, Yapton

Simon

We will have to run with this.

Regards

Kevin

Kevin Wawman
Crayfern Homes

[REDACTED]
www.crayfernhomes.co.uk

On 8 Feb 2019, at 17:02, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Ellie,

Please see emails below from our Environmental Health Officer. They are requesting a couple of extra pre-commencement type conditions which I need your agreement to. I do appreciate that that I am required to give you 10 working days to agree these before decision is made and that there are only 2-3 working days left before the Committee. However, I would be grateful if you could give this some thought and let me have your views before the Committee as otherwise we will have to alter the recommendation and seek the approval of members to defer the decision back to the Group Head of Planning so that the conditions are agreed post Ctte.

Construction Environmental Management Plan

I note that we have already agreed a Construction Management Plan condition so I would be looking to incorporate the additional points listed in their Construction Environmental Plan within that condition. I would suggest it would be worded as follows:

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 (who shall consult with West Sussex County Council and the Councils Environmental Health Officer). 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:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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 Regulation Orders),
- an indicative programme for carrying out of the works,
- the arrangements for public consultation and liaison during the construction works,
- 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),
- details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination,
- measures to control the emission of dust and dirt during construction,
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenity of nearby residents & occupiers of any nearby noise sensitive premises, the general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

Contamination

This would be worded:

Prior to the commencement of development 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 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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: 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 Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Other

- The electric charge point condition is already in the recommendation
- I consider the groundwater monitoring to be covered by the drainage condition which is already in the recommendation
- The hours of working will need to be added as a condition but is not pre-commencement so does not need to be agreed.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: Kate Giddings
Sent: 08 February 2019 12:55
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/49/18/PL - land east of North End Road, Yapton

Hello Simon,

Apologies for the initial lack of detail. I appreciate the following may seem a little onerous but hopefully the below suggestions will suffice as we can discharge the conditions once the relevant parts have been met.

For the hours of operation, could we please add:

- No demolition or construction work expect between the hours of:
08.00 – 18.00 hours Monday to Friday
08.00 – 13.00 hours Saturday
No working on Sunday or Bank Holidays

For the PCL, please may we add:

- 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 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) above 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 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 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 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.

For the dust management, please may the following go on:

- 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

Thanks ever so much,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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Save the environment - think before you print.

From: Simon Davis

Sent: 08 February 2019 10:47

To: Kate Giddings

Subject: RE: Y/49/18/PL - land east of North End Road, Yapton

Hi Kate,

A couple of questions please.

What are the standard hours of working?

Can you suggest conditions for items 1 and 5.

From: Kate Giddings

Sent: 07 February 2019 16:20

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Anna Appleton <Anna.Appleton@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Y/49/18/PL - land east of North End Road, Yapton

Good afternoon,

In relation to the above application, please note that based on the comments provided in Soils Ltd. Phase I Desk Study (ref.: 16671/DS, dated January 2018) and Soils Ltd. Phase II Ground Investigation report (ref.: 16671/GIR, dated February 2018), EH recommend the following points:

1. further sampling should be undertaken to determine the extent of the asbestos contamination
2. the groundwater monitoring report should be provided when complete
3. prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings 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 permanently 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 NPPF.)

4. the standard hours of operation should be applied to the application
5. a robust methodology for the minimisation of dust generation and suppression of dust should be submitted to the LPA, if required.

Should you have any queries, please do not hesitate to make contact.

Many thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
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