

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 29 June 2021 13:18

To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY - Y/71/21/OUT

Planning Application Reference: Y/71/21/OUT

Proposal: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Address: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY

Dear Simon

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

Air Quality

Having reviewed the report entitled 'Planning Stage Air Quality Assessment: Land Adjacent to Little Meadow, Yapton' (dated May1 2021) [produced by Anderson Acoustics], I can confirm that I find the methodology and findings to be reliable. The report has demonstrated that baseline mean PM2.5, PM10 and NO² concentrations are substantially below the Air Quality Objectives at the measurement locations and the introduction of the proposed housing scheme shall introduce a negligible impact of less than 0.5% increase in concentrations.

I am satisfied that the dust risk assessment is appropriate and comprise suitable mitigation measures for dust produced during construction activities. I recommend the dust management plan and inspection log be submitted to the LPA.

Having reviewed the proposed mitigation measures I find the emissions mitigation measures inclusion of electric vehicle parking spaces with infrastructure, provision of cycle storage, inclusion of additional evergreen infrastructure to be in accordance with Air Quality and emissions mitigation guidance for Sussex (2019).

Further information required

I note the total cost of emissions using the Defra Damage Cost Appraisal toolkit has provided a total cost of £50,640.

The list of emissions mitigation measures includes no costings or justification that the proposed measures will cost equal or more than the calculated £50,640. I therefore request that the applicant provides a cost breakdown to demonstrate an expenditure for emissions mitigation which is equal or greater than the sum of £50,640, for approval by the Local Planning Authority.

Following completion of the proposed mitigation measures, a verification report shall be submitted for approval to the LPA. The report shall demonstrate by means of photographic and documentary evidence that the agreed mitigation measures have been implemented. The approved mitigation measures shall be maintained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Electric Vehicle charging points

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 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

I note from the document entitled 'EnviroSmart Plus: Phase 1 Contaminated Land Assessment' (April 2021) [produced by GeoSmart Information], that contamination is likely in the North Western area of the proposed development. I note that the North Western area comprises Public Open Space.

I therefore recommend that an intrusive site investigation including a detailed risk assessment is undertaken to determine which contaminants are present and to inform a remediation strategy if appropriate.

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.

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.

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

External Lighting

Prior to the commencement of the development, details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011)

Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in the scheme are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme.

The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

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

Occupancy before development fully 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

Noise

Having reviewed the document entitled 'Noise Assessment' I can confirm that I find the report methodology, calculations and findings to be reliable. I therefore recommend that any future permission granted be in accordance with the Anderson Acoustics report. This shall include the following control measures:

- Installation of acoustic hoarding at a height of 2.4 metres on the Southern and Eastern boundaries of the commercial estate.
- Cumulative noise levels from existing and any future operation of commercial units at residential properties shall not exceed 47dB_{L_{Aeq} 1 hour} at the façade of any residential dwelling

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Pumping station noise / vibration

Noise from the pumping station shall not exceed 45dB L_{Aeq} (15mins) with no tonal components evident at the boundary of the nearest noise sensitive property. When assessed by a competent acoustic engineer, the Vibration Dose Value (VDV) shall not exceed the applicable 'low probability of adverse comment' level for the test environment in question (i.e. residential buildings, offices, workshops) contained within BS 6472-1:2008 (*Guide to evaluation of human exposure to vibration in buildings – Part 1: Vibration sources other than blasting*) inside the nearest property. A test or prediction of the noise levels and a test or estimation of the expected vibration environment to demonstrate compliance with the levels shall be undertaken within 3 months of the development being implemented.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Informative Comments

Nuisance

1. 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**

2. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and/or ash from fires or noise from the cutting and/or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should be contacted regarding Exemption Permits to burn on site.

Thank you for your consultation,

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

T: 01903 737670

E: craig.milligan@arun.gov.uk

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