

Raymond Cole

From: Fiona Fitzgerald
Sent: 07 August 2020 14:30
To: Planning.Responses
Cc: Raymond Cole
Subject: FW: WSCC/036/20 - F/15/20/WS

Dear Planning,

Environmental Health have **no objection** in principle to this application. We would ask the applicant to respond to the following points:

Noise

In reference to the Acoustic Report (Technical Appendix J: Noise and Vibration Assessment) June 2020.

1. It is noted that operational noise from the proposed facility is expected to result in NOAEL-LOAEL effect levels during daytime periods and that night-time operational noise has the potential to result in LOAEL-SOAE (moderate) effect levels at R2 and R5. It is also noted that no additional mitigation measures other than the inherent mitigation design measures are proposed to reduce noise impacts. Environmental Health is mindful that the noise impact and loss of amenity for some properties must be balanced with the significant strategic benefits to the local area from the proposed development. Environmental Health consider that the Planning Authority must balance the loss of amenity to the affected premises with the overall benefits to the area.
2. With regard to Receptor Location, R5 shows the closest proposed residential dwellings to the application site, it should be noted that the residential premises are proposed on a large proportion of the F/4/20/OUT site and not just the line determined by the R5 receptor. It is considered that this should be taken into account in the noise report.
3. Paragraphs 3.4.9 and 3.4.10 discuss the length of time of construction of the Ford Airfield site residential premises, however Environmental Health would note that whilst the proposed residential premises will be built from the north and south working towards the middle area (where R5 is) it is possible that there will be some residential premises present during the application build, albeit at a further distance than the location of R5. Please could the applicant comment on this aspect?
4. Please could the applicant explain why Ford Prison has not been considered as a noise sensitive receptor?
5. Paragraph 4.2 states periods of heavy wind and rain on 9/10 February and notes that these days are excluded from the long term noise survey. However, it appears that for both days the entire 24 hour period has been excluded. Please could the applicant confirm the justification for this?
6. Paragraph 5.2.12. Please could the applicant define "relatively short duration" in this context? Is it taken to mean days, weeks, months or years?
7. Environmental Health would agree with paragraph 5.2.18 which states that Best Practicable Means are to be implemented.
8. Paragraph 5.2.19 states that "if work is required to extend into periods beyond the agreed hours, separate authorisation will be requested from with the local authority". Environmental Health would agree with this point, and note that depending on the work, it could be appropriate for a Section 61 consent under the Control of Pollution Act 1974 to be applied for. This is also relevant to paragraph 5.2.20.
9. Paragraph 5.2.23. Environmental Health would request a condition requiring only white noise reversing alarms to be allowed on site.
10. Deliveries. Environmental Health would request a condition specifying delivery times to the site, both for the demolition/construction phase and also the operational phase.

11. In relation to the Noise chapter of the ES. 6.83 states no residential use (currently) within 280m and that any impacts would be temporary short term – but that the construction period is 61 months, so over 5 years. Environmental Health would question the use of the words temporary and short term in this context.

Lighting

The Design and Access Statement, paragraph 5.8 states that lighting has been designed in accordance with Zone E3/E4. Environmental Health would disagree with this zoning and consider that Zones E2/E3 would be appropriate in this case. We would therefore request that lighting for the application is reviewed in line with lighting Zones E2/E3.

Air Quality and Odour

Comments have been sent separately.

Contaminated Land

Having reviewed the submission, it is recommended that the full PCL and asbestos conditions are added (copied below for ease). As the former is phased, we can (if Planning are amenable) work to partial discharges, with a full discharge following completion of any groundworks (including soft landscaping).

- The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing. Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031
- 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

Suggested Conditions (contaminated land conditions are above):

1. Full details of all measures to be taken to deal with the emission of dust, odours or vapours arising from the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first use of the premises. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first use of the premises and shall be operated and retained in compliance with the approved scheme.

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

2. No construction / demolition activities shall take place, other than between 07:00 to 19:00 hours (Monday to Saturday) with no 'noisy' work on Sunday or Bank Holidays. Any construction/demolition activities taking place outside of these times must have prior written permission from the Local Planning Authority.

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

3. Details of the proposed lighting scheme for the development shall be provided and approved by the Local Planning Authority before installation.

Due to the relative proximity of proposed residential premises there is the potential for the development to cause a loss of amenity as a result of light glare / creep / bleed.

Light intrusion into residential windows shall not exceed 10 Lux between 07:00 and 21:00 hours and 5 Lux between 21:00 and 07:00 hours, measured as Vertical Illuminance (EV) normal to glazing. The Sky Glow (Upward Light Ratio) shall not exceed 5.0%.

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" (GN01:2020)

Reason: To protect the amenity of local residents in accordance with Policy QE DM2 of the Adopted Arun

Local Plan 2011 – 2031

4. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. Thereafter, the use of the proposed development shall not commence until the approved scheme has been fully implemented.

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

5. Operational phase: No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart, within the application site outside the hours 07:00 to 19:00 Monday to Friday, 08:00 to 18:00 Saturday or at any time on Sunday or Public or Bank Holidays.

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

6. Prior to the commencement of the development hereby approved, details of an acoustic barrier, to be erected along the boundaries of the development site as shown in the ES, including details of its ongoing maintenance shall be submitted to and approved by the Local Planning Authority. Once approved the acoustic barrier shall be permanently retained and maintained.

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

7. 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. The Construction Environmental Management Plan shall have regard to Technical Appendix L: Outline Construction Environment Management Plan. 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

Regards

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