From: Hannah Powell <hannah.powell@adur-worthing.gov.uk> on behalf of Hannah Powell
Sent: 30 July 2021 08:03
To: Peter Barnett
Subject: AWDM/1000/21

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Peter
Apologies for the delay in responding.
With reference to the above application I have the following comments:

Noise
A Noise Assessment (Date: 13/05/2021 Project: J3131 Issue 1) has been submitted in support of this application. This assessment is considered to be robust and satisfactory. With the move towards new E use classes the assessment has considered a worst-case noise example in terms of internal sound pressure levels and applied this to all 11 units operating at once to present a worst-case example of noise break out from the scheme. The report assessed both vehicle trips to and from the site as well as potential operational sounds from the new commercial studios and found no significant impact on the nearest noise sensitive dwellings.

I am aware that an application has been submitted for the conversion of the adjacent Schooner Pub to residential. However, the noise modelling contained within the report does not show significant noise levels impacting this building and noise levels from vehicle movements will be similar to those used in the report for 1 and 2 Cat Mews so should not cause significant disturbance.

It is unknown whether external plant will be associated with this development, so I would recommend the following condition:

Provide a scheme which shall be submitted to and approved by the local planning authority for attenuating all external fixed plant. The scheme shall have regard to the principles of BS 4142:2014+A1:2019 and ensure the cumulative rating at the nearest noise sensitive property does not exceed the background noise level specified in Section 4 of the Acoustic Associates Noise Assessment (Date: 13/05/2021 Project: J3131 Issue 1) to ensure there is no detrimental impact to the nearest residential dwellings. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme.
Deliveries to the commercial units shall only be made between the hours of 07.00 and 20.00 Monday to Saturday and 09.00 to 18.00 on Sundays

Contaminated Land
A Phase 1 Geotechnical and Geo-Environmental Report (LS5540, dated 7th April 2021) has been submitted with this application. This report has identified potential pollutant linkages and recommends intrusive investigations. I agree with the findings of this report and would recommend the following condition. Please note, the submitted Phase 1 Report is considered acceptable for stage 1 of this planning condition.

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; 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) 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.

Due to the proximity of this development to existing residential dwellings I would advise the following conditions:

Hours of construction
Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Construction Management Plan
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:-

- *the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.*
- *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,*
- *a commitment to no burning on site,*
- *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),*
- *details of public engagement both prior to and during construction works.*
- *methods to control dust from the site*

Regards
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