From: Danny Simmonds
Sent: 12 June 2019 15:37
To: Peter Barnett
Subject: RE: AWDM/0715/19 - 1 - 3 Eastern Avenue Shoreham-By-Sea

Flag Status: Flagged

Peter

Response to points made in your email as follows :

1. Yes, we are prepared to agree to the operating hours, as suggested by your Environmental Health Officer. I will submit an amended noise management plan in the next few days.
2. No additional lighting is proposed.
3. The units will be mechanically fixed to the existing concrete hardstanding. Accordingly, no groundworks are required for the installation of the units.

Regards

Danny

Danny Simmonds
Planning Director
T +44 20 72 80 3300
E simmondsd@rpsgroup.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 04 June 2019 10:14
To: Danny Simmonds <SimmondsD@rpsgroup.com>
Subject: Fwd: AWDM/0715/19 - 1 - 3 Eastern Avenue Shoreham-By-Sea

CAUTION: This email originated from outside of RPS.

Dear Mr Simmonds

Please see the comments below of the Environmental Health Officer. She is recommending more restrictive operating hours for the self storage units and a subsequent amendment to the Noise Management Plan. Would you please confirm your agreement to these hours and submit a revised Noise Plan.

Would you also please clarify whether any lighting is proposed to be installed and, if so, provide details.

Finally, please confirm whether any groundworks are required for the installation of these units.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ---------
From: **Hannah Powell** <hannah.powell@adur-worthing.gov.uk>
Date: Wed, 15 May 2019 at 12:19
Subject: AWDM/0715/19 - 1 - 3 Eastern Avenue Shoreham-By-Sea West Sussex BN43 6PD
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Peter
With reference to the above application I have the following comments.

I have concerns about potential noise disturbance to neighbouring residential dwellings which could be caused by increased vehicle movements, door slams, loading/unloading of items, trolleys and the noise of the roller shutter doors of the units themselves.

I would advise that the use of these proposed units is restricted to the following hours: 7.30am to 8pm Monday to Friday, 8am to 6pm Saturdays and 10am to 4pm on Sundays or Bank/Public Holidays.

The Noise Management Plan on the previous application should be updated accordingly and the roller shutter doors should be regularly maintained to ensure they do not create excessive noise.

Details of the proposed lighting scheme for the development shall be provided and approved by the planning authority before installation

An area of potentially contaminated land partially covers this site, so if the ground surface is going to be broken during the installation of the units I would advise the full contaminated land 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.

Regards
--

Hannah Powell
Environmental Health Technician, Adur & Worthing Councils
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