

Environmental Health Consultation Response

To	Mr S Davis
Date	19-11-2025
Planning Ref	AL/107/25/PL
Site Description	West Barn Old Dairy Lane Norton Chichester West Sussex PO20 3AF
Date of Application	2025-10-27 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the above application including the acoustic report by Hawkins Environmental Limited Report No. H4551 – NV – v3 dated 20th October 2025. The report has recommended that the site is designed so that the noise from plant and the internal use does not exceed 5dB(A) below the background noise level which if complied with I would have no objections. The report does indicate a small increase in noise from vehicles however as the properties normal working hours are to be between 8am and 6pm on weekdays I have no objections on noise grounds.

I would however, recommend the following conditions, if consent were to be granted.

Conditions Recommended:

ENV5 : Unexpected contamination (precautionary condition)

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 on 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 unexpected contamination shall be dealt with must be 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 the Arun Local Plan policy QE DM4.

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a)

identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b)

show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

PCCONSTR1 : Construction Management Plan

including WSCC and hours provisions

No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable)**

- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders**

- details of street sweeping**

- details of suppression of dust and dirt arising from the site**

- a scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted)**

- details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination**

- details of areas for the unloading, loading, parking and turning of vehicles on site**

- details of areas to be used for the storage of plant and materials associated with the development**

- details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate**

- contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details**

•details of the arrangements for public engagement/consultation prior to and during the development

•details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage

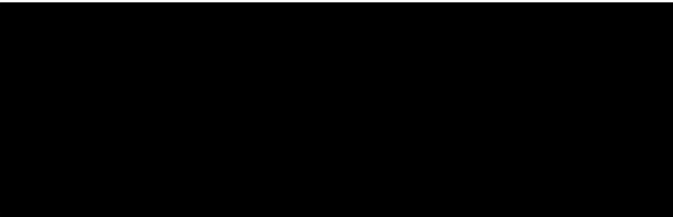
•measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties. No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason:

In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

Environmental Health response



Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>

Sent: 19 November 2025 18:49

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Chris White <Chris.White@arun.gov.uk>

Subject: Planning Response AL-107-25-PL - West Barn, Old Dairy Lane, Norton, Chichester, West Sussex, PO20 3AF

**Planning Response AL-107-25-PL - West Barn, Old Dairy Lane,
Norton, Chichester, West Sussex, PO20 3AF**

Hi Simon,

Please find attached EH planning response for the above application..

Kind Regards

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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E: chris.white@arun.gov.uk

Council Information:

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