

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1)

Environmental Statement

Chapter O: Mitigation and Monitoring

January 2022

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14677/01/SSL/TK
20599437v2

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O1.0 Introduction

- O1.1 Schedule 4, Part (7) of the Town and Country Planning (Environmental Impact Assessment ('EIA')) Regulations 2017 as updated ('the 2017 EIA Regulations') requires an Environmental Statement ('ES') to provide a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements. These have been summarised in this chapter for ease of reference for the decision maker (Arun District Council ('ADC')) and to assist it in forming its reasoned conclusion on this ES; for a full description of the mitigation and monitoring measures, please refer to Chapters D to N of this ES.
- O1.2 The Planning Practice Guidance ("PPG") confirms that *"mitigation measures proposed in an Environmental Statement are designed to limit or remove any significant adverse environmental effects of a development. Local planning authorities will need to consider carefully how mitigation measures proposed in an Environmental Statement are to be secured"* [ref. ID: 4-051-20170728].
- O1.3 In accordance with Regulation 26(3) of the 2017 EIA Regulations, the PPG further states that *"if planning permission or subsequent consent is to be granted, the local planning authority or Secretary of State must consider whether it is appropriate to impose monitoring measures"* [ref. ID: 4-051-20170728].
- O1.4 To assist in defining the means by which mitigation can be secured, reference is given to guidance provided in 'Delivering Quality Development' (IEMA, July 2016) which identifies three different types of mitigation:-
- Primary (inherent) mitigation – otherwise known as embedded or inbuilt mitigation, these comprise modifications or measures built-in to the location or design of a development during the pre-application stage. These measures are already inherent to a proposed development but will require additional action to ensure their implementation, such as the imposition of a planning condition. Certain matters of best practice are also considered to be primary mitigation as they will be included in the CEMP;
 - Secondary (foreseeable) mitigation – this will require further activity in order to achieve the anticipated outcome identified in an ES such as through the imposition of a planning condition; and
 - Tertiary (inexorable) mitigation – these are measures that would occur with or without input from the EIA and could, for example, include actions that would be undertaken to meet other existing legislative requirements, or actions considered to be standard or best practice to manage commonly occurring environmental effects.
- O1.5 This ES has identified a series of mitigation and ongoing monitoring and / or management measures which are designed to limit or remove any significant adverse environmental effects of the Proposed Development of Land at Barnham, Eastergate and Westergate (BEW Parcel SC1). This chapter reviews these measures in the context of the categorisation identified to ensure that they can be effectively secured.

O2.0 Mitigation and Monitoring

O2.1 The following section provides a summary of the mitigation and monitoring measures identified in this ES and divides these into primary, secondary and tertiary measures. This is provided for ease of reference to the reader only; for a full description of the mitigation and monitoring measures, please refer to Chapters D to O of this ES.

Primary ‘Embedded’ Mitigation

O2.2 The iterative process of assessment, design development and consultation in respect of the Proposed Development has resulted in a range of ‘in-built’ or embedded mitigation measures that have been taken into account as part of this ES. These have been specifically included in the Proposed Development for the purposes of this EIA; as a result, the need for any further mitigation has been assessed on the basis of these measures already having been secured.

O2.3 These embedded mitigation measures include the following:-

- 1 Implementation of a detailed design in accordance with the parameter plans identified;
- 2 Implementation of a CEMP in accordance with the structure identified in Chapter C and to incorporate a range of measures to manage effects during construction to include as a minimum:-
 - a The application site will be registered with the Considerate Contractors Scheme, designed to encourage best practice beyond the statutory requirements;
 - b Site working hours will be limited to 08:00 – 17.30hrs Monday to Saturday, with no night works, other hours by exception and to be agreed with ADC in advance.
 - c Installation of 2.4m high hoarding around the perimeter of ongoing construction works throughout the construction period (except where visual impacts may require that hoarding is replaced with Heras fencing);
 - d Vibration mitigation measures to address potential temporary adverse effects during piling within 50m of residential receptors;
 - e Implementation of a temporary surface water management system at the outset of construction activity and a suitable dewatering strategy to manage the risk of flooding;
 - f Construction traffic does not utilise routes via the Church Lane Barnham or Church Lane Eastergate Conservation Areas;
 - g Preparation of a Dust Management Plan including measures to secure that only sufficient water will be applied to damp down material ensuring no excess runoff is created;
 - h On-site construction vehicle movements will be restricted next to the perimeter of the application site;
 - i The location, height and colour of the contractor’s cabins are to be as low as and as visually recessive as practicable;
 - j Construction areas in close proximity to the PRow will be lit in an appropriate way and clearly defined at all times to ensure the safety of pedestrians;
 - k The use of protective sheeting on earth stockpiles and vehicles, minimising vehicle speed on site and the cleansing of roads and tyres. Measures pertaining to hydrological contaminants would include interceptor fencing and bunds, with all materials including fuels and oils stored in well contained and secure areas;

- l Stockpiles of topsoil will be kept to 3m maximum height to avoid compaction;
 - m Stockpile of materials generally to be kept as low as practicable to minimise the visual impact of these;
 - n The level of temporary artificial lighting around working areas within the application site and phases of the proposed development will be controlled, limiting construction lighting and / or perimeter security lighting, particularly in the vicinity of existing and future residential properties;
- 3 Land for a Primary School, including nursery and SEND provision, and playing fields (F1/F2) (3.4Ha). The primary school site includes land to be safeguarded for a 3FE primary school, but the exact size of the school will be agreed with WSCC during determination.
- 4 In accordance with EPUK/IAQM guidance and as part of the assessment of air quality, the Proposed Development incorporates the following good design and best practice measures, which have been accounted for in the assessment where practicable:
- a realignment of the A29 through the Proposed Development itself, taking traffic emissions away from properties along the existing road;
 - b new roads constructed well away from any sensitive receptors, wherever possible;
- 5 The realigned A29 will be designed to accommodate a bus route, increasing bus accessibility for site users and neighbours;
- 6 Implementation of a Framework Travel Plan which aims to reduce the number and effect of vehicle trips on the road network. This will be overseen by an appointed Travel Plan Coordinator;
- 7 The green links built into the development will provide nature-oriented routes around the site for non-motorised users;
- 8 The retention of the alignment of the existing PRoW across the site (with the exception of the PRoW to the west of St Philip Howard School) and incorporation of improvements to the surface treatments as agreed with Sussex County Council in consideration of the Rights of Way Improvement Plan (set out in WSCC's Rights of Way Improvement Plan (RoWIP), produced in accordance with the Countryside and Rights of Way Act (CRoW) 2000);
- 9 Improvements to the internal PRoWs, including pedestrian footways on both sides of the main internal roads (e.g. realigned A29 and East-West Link), to encourage pedestrian travel and provide a safe walking environment for all;
- 10 The creation of new network of footpaths and cycleways, as part of a wellbeing trail across the application site;
- 11 Incorporation of pedestrian crossing points at major junctions internal to the Proposed Development in order to improve pedestrian connectivity;
- 12 Provision of cycle routes across the site. The internal cycle routes will be designed to LTN 1/20 standards and the detail will be confirmed as part of reserved matters applications. The application site access junctions connecting to external roads, and the application site's internal junctions, will consider appropriate protection for cyclists according to latest guidance. In addition, the Proposed Development's internal road links will all contain cycle facilities designed to LTN 1/20 standard and protected from traffic where required by latest guidance.
- 13 Lighting control measures will be implemented which will reduce the potential for light spill and glare experienced, as well as minimise nuisance / disturbance associated with temporary construction lighting. Temporary lighting will be as low as possible, hooded and

directional, avoiding the use of mercury vapour lamps and in use only during the hours of operation. Lighting will be subject to a curfew at 2300 hours, however the application site compound will be lit at all hours for security purposes, although levels of light will be reduced outside of operational hours (e.g. 0800 – 17.30 hours). Standard control measures will be implemented to limit potential impacts as a result of artificial lighting, including post-installation checks to ensure that temporary lighting is suitably controlled;

- 14 Extensive areas of open space will also be provided throughout the site, forming an interconnected network of green infrastructure corridors passing across and through the site. These areas will support a broad range of semi-natural habitats including woodland, grassland and scrub, in addition to wetland features as part of the drainage network. These areas will provide improved opportunities for faunal species and improve connectivity compared to the existing baseline. As per the parameter plans and design principles, measures include:
 - a The Proposed Development includes a significant area of open green space, a Country Park to be called the Lidsey Rife Linear Park. This will incorporate a significant area of land in the west of the site and will include habitats such as species rich grassland, tree and shrub planting. This area of open space will also buffer the stream at the western boundary (one of the most ecologically valued habitats within the site) from the main development site with the planting proposed complementing and enhancing this feature;
 - b The retention of the green space east of the Lidsey Rife and the immediate southern landscape setting to the Listed Buildings at Manor Farm and the Parish Church of St George's as open space (albeit that for sport and recreation);
 - c Retaining the existing drainage channels across this area as part of the Lidsey Rife Linear Park;
 - d The provision of a green space to provide a settlement gap between Barnham, Eastergate and Westergate;
 - e Retention of as much of the ecologically valued habitats as practicable. For example, large areas of the hedgerow and treeline network within the site will be fully retained, with only small losses in order to facilitate the construction of roads within the site, and the retention and protection of existing rifes;
 - f Provision of new tree planting across the application site and along the site boundaries in a way that reflects the characteristic pattern of the local area;
- 15 In terms of landscape character strategy guidance requirements:
 - a The protection and conservation of hedgerows and hedgerow trees;
 - b The planting of large trees to replace the Elm tree loss;
 - c The retention and protection of rifes;
 - d The creation of a new large-scale tree framework and new vegetation features (including gapping up existing hedgerows);
 - e The removal of detracting elements, such as poly tunnels and above ground reservoirs.
- 16 Flood Zones and climate change floodplain extents were identified and provided as key development constraints to feed into wider development planning and layout;
- 17 Inclusion of a sustainable foul and surface water drainage strategy, which identifies a suitable strategy for the management of surface water from the Proposed Development;

- 18 The culverted School Stream was identified as a development constraint and a potential opportunity for daylighting in accordance with Local Policy. As such, plans have been developed to incorporate the daylighted watercourse into the landscaping proposals, improving its conveyance, capacity, amenity, and biodiversity and so impacts will be assessed accordingly;
- 19 No basements/below-ground voids included in the design; and
- 20 Pre-construction, archaeological mitigation will be detailed in a Written Scheme of Investigation (WSI) that will be submitted to address any imposed archaeological condition associated with any forthcoming permission.

O2.4 The iterative process of assessment and design has therefore ensured that a significant element of mitigation is already inherent as part of the Proposed Development and as shown on the plans and Design Principles intended to be approved as part of the planning application which this ES accompanies. It is envisaged that planning conditions and s106 obligations will ensure that this embedded mitigation will be secured as identified above.

Secondary Measures

O2.5 There are, however, other secondary measures which may only be defined as detailed design of those outline elements of the site is brought forward or more information becomes available as a result of further survey or analysis that is already envisaged. Table Q2.1 below sets out a summary of those additional measures which will need to be secured via planning conditions or s106 obligations: -

Table Q2.1 Summary of Identified Secondary Mitigation

Environmental Topic	Summary of Identified Mitigation
Transport & Accessibility	- Bus Strategy for the site to be agreed in discussion with Stagecoach. - Financial contribution towards Barnham Village Centre enhancements (in accordance with the WSCC/ADC Local Plan Transport Mitigation Apportionment Study (June 2020), to address capacity at Barnham Road/Lake Lane junction). - Various junction layout adjustments as set out in the Arun Transport Study and Bognor Regis Enterprise study and discussed with WSCC, and the delivery of these would be through financial contributions.
Water Environment	- Any new culverts, crossings or other structures should be designed so as to minimise the risk of blockage and provide ease of maintenance. An appropriate body should be identified for the ownership and maintenance of assets; - Appropriate on-site foul drainage system, necessary reinforcement works and upgrades to Wastewater Treatment Works as part of Southern Water's AMP process.
Archaeology and Cultural Heritage	[Measures are embedded as primary mitigation]
Socio-Economic	- Financial contributions (to the CCG) for the expansion of health services/facilities.
Landscape and Visual Impact	- Preparation and implementation of a Landscape and Ecological Management Plan (LEMP) during the operational phase which will include enhancement measures as set out in Chapter E, including the following: - The long-term maintenance and management of the existing and proposed plant stock (hedgerows and trees) delivered through a management plan (being primarily that within the Open Space / Infrastructure area);

Environmental Topic	Summary of Identified Mitigation
	- The successful establishment of the proposed planting within the zones of open space and across the scheme in general; - The upkeep of the high-quality character of the public realm and open spaces. - Ensure the detailed design complies with the Design Principles and secures a varied design with reference to heights, treatment of building elevations, colour of materials and provision of green space.
Ecology and Nature Conservation	- Preparation and implementation of a Landscape and Ecological Management Plan (LEMP) during the operational phase which will include enhancement measures as set out in Chapter F, and a Biodiversity Net Gain Assessment based on the latest DEFRA Metric.
Noise & Vibration	- Preparation of mitigation assessment reports at the detailed design stage, which should demonstrate that with adequate mitigation internal noise levels will comply with BS 8233: 2014 Sound insulation and noise reduction for buildings – Code of practice.
Climate change and Resilience	- Preparation of an Energy Strategy
Air Quality	[Measures are embedded as primary mitigation]

O2.6 The ES has also considered the possibility of impacts arising from cumulative effects with other developments within the area surrounding the Proposed Development including where it is considered with other sites within the wider Strategic Allocation. Chapter N identifies a series of assessments and strategies that should be brought forward with all developments considered, including within the wider Strategic Allocation, to reduce the potential for such affects to occur. There is no requirement to bring forward additional mitigation as part of this ES to address potential cumulative effects.

O2.7 Chapter N also identifies that mitigation measures already identified within this ES, and summarised in Table O2.1 above, are sufficient to address any synergistic effects that may arise; albeit ongoing monitoring for several aspects will assist in ensuring that any issues that do arise in the future can be appropriately identified and managed as required. Recommended monitoring measures are summarised below:

- 1 During construction (to be included in the CEMP):
 - a Ongoing monitoring of groundwater levels so that appropriate trigger levels can be identified when flooding from groundwater may be likely;
 - b Protective fencing to the vegetation to be retained will be monitored by the Contractor to ensure it remains effective;
 - c Ongoing monitoring of dust; and
 - d Archaeological monitoring during the construction ground works, to enable the identification and recording of any archaeological remains present ('archaeological watching brief').
- 2 During operation:
 - a The Framework Travel Plan sets out monitoring requirements including travel behaviour surveys to collect data and set appropriate targets and review and adjust Travel Plan measures as appropriate. A Travel Plan Coordinator (TPC) will be appointed prior to first occupation and they will be the main point of contact between WSCC and the Proposed Development occupiers;

- b Landscape and ecological management plan(s) setting out monitoring required to ensure the long-term success of the green infrastructure proposals. This will ensure that all measures are confirmed in writing and will provide a base from which the responsible management company (as appointed) can ensure that management of habitats is undertaken accordingly to ensure continued health and long-term gains;
- c Monitoring of the lighting will be undertaken immediately following installation, followed by a programme of periodic maintenance by appointed lighting contractors to ensure that lighting associated with the proposed development is consistent with the required illuminance levels stipulated in the lighting design / strategy / specification and in accordance with appropriate standards and guidance. This will ensure that any modifications required are undertaken by suitably qualified lighting contractors. The monitoring and replacement of the luminaires will be transferred to either the owner or estate management company or Sussex County Council (the latter being relative to adopted highways only);
- d Long term monitoring of groundwater as set out in the Flood Risk Assessment.

Tertiary Measures

O2.8 In addition to the above, many of the technical aspects identified in this ES have identified a series of tertiary measures that can be assumed will be implemented at the site to ensure compliance with best practice or standard legislation. A summary of these measures are set out below:-

- 1 Measures to avoid adverse noise in line with the adoption of 'Best Practicable Means' (Control of Pollution Act, 1974);
- 2 Demonstrated compliance with BS 8233: 2014 *Sound insulation and noise reduction for buildings – Code of practice*;
- 3 Compliance of plant with the relevant statutory requirements e.g. NRMM Regs;
- 4 Design of cycle routes in compliance with LTN 1/20;
- 5 Compliance with best practice guidance during construction published by IAQM (2016 and 2018);
- 6 Compliance with European legislation and emission standards in the longer term to reduce pollutant emissions from road traffic (noting that all European legislation referred to in Air Quality Chapter of the ES is written into UK law and will remain in place beyond 2020, unless amended, although there is uncertainty at this point in time as to who will enforce the requirements of some of this legislation);
- 7 Compliance with the advice set out in the "Construction Code of Practice for the Suitable Use of Soils on Construction Sites" (Defra 2009);
- 8 Compliance with the relevant Guidance for Pollution Prevention;
- 9 Compliance with the Wildlife and Countryside Act 1981 (as amended); and
- 10 Compliance with guidelines presented within the Bat Conservation Trust & Institute of Lighting Engineers 'Bats and Artificial Lighting in the UK – Bats and Built environment Series'.

Enhancement Measures

O2.9 In addition to the mitigation measures, the ES has identified measures which could work to further enhance beneficial effects identified and including:-

- 1 Local procurement, recruitment and apprenticeship schemes to be implemented during the construction period could assist in enhancing the beneficial temporary socio-economic impacts; and
- 2 Improvements to vast area of open green space known as the Lidsey Rife Linear Park, running the entire length of the site's western boundary from the north to the south, delivered as an integral part of the design proposals and enhancing beneficial ecological impacts.

O3.0 Means of Securing Mitigation

- O3.1 This section sets out the means by which the mitigation proposed throughout the ES can be secured. It should be read in conjunction with the Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) Planning Statement submitted alongside the planning application for the Proposed Development and which defines a high level summary list of initial planning conditions and s106 planning obligations that it is envisaged are likely to be required.
- O3.2 The PPG states that “conditions attached to a planning permission or subsequent consent may include mitigation measures...[whilst]...mitigation measures can also be secured through planning obligations which are enforceable by the local planning authority” [ref. ID: 4-051-20170728]. The PPG also makes clear that any monitoring measures can be attached via planning conditions or s106 planning obligations, as long as any provisions used are clear and precise and ensure clarity for all parties concerned.
- O3.3 Consideration has been given to the primary, secondary and tertiary mitigation measures identified within Section O2.0 and Table O3.1 sets out the recommended route by which each can be secured to ensure that the outcomes of this ES will be implemented as envisaged: -

Table O3.1 Measures to Implement Mitigation Measures for Proposed Development

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
Primary (Embedded) Mitigation			
1	Implementation of the Proposed Development in substantial accordance with the parameter plans.	All aspects	‘Rochdale compliant’ condition to secure compliance with the parameter plans and approved highway drawings on which the permission is based and parts of the section 106 agreement.
2	Implementation of CEMP	All aspects	Planning condition to require agreement and implementation of CEMP
3	Compliance with maximum noise limits for building services plant	Noise	To be secured via planning condition
4	Travel Plan and appointment of a Travel Plan Coordinator	Transport, Noise, Air Quality	Planning condition to require agreement and implementation of FTP
5	The realigned A29 (north of the railway) which will be designed to accommodate a bus route, increasing bus accessibility for site users and neighbours	Transport, Air Quality	Secured through implementation of detailed design in compliance with the parameter plans and the FTP.
6	Incorporation of green link measures to improve pedestrian facilities and PRow strategy	Transport, Landscape and Visual	Secured through implementation of detailed design in compliance with parameter plans and Design Principles
7	Highways works	All aspects	Planning condition to set out the drawings on which the

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
			permission is based; Section 278 agreement for off site highways works
8	Provision of cycle routes through the site	Transport, Air quality	Secured through implementation of detailed design in compliance with parameter plan 4.
9	Provision of on-site facilities to reduce need to travel off-site	Transport, Socio-Economics	Secured via planning condition and implementation of the detailed design in accordance with parameter plans.
10	Pre-construction, archaeological mitigation will be detailed in a Written Scheme of Investigation (WSI) that will be submitted to address any imposed archaeological condition associated with any forthcoming permission	Archaeology	Secured via planning condition
11	The retention of the green space east of the Lidsey Rife and the immediate southern landscape setting to the Listed Buildings at Manor Farm and the Parish Church of St George as open space (albeit that for sport and recreation), retaining the existing drainage channels across this area as part of the Lidsey Rife Linear Park.	LVIA, Ecology, Water, Archaeology and Heritage	Secured via planning condition
12	Application of an appropriate stand-off from all main watercourses	Water	Secured via planning condition
13	Implementation of the sustainable foul and surface water drainage strategy	Water, Ecology	Secured via planning condition and implementation of the detailed design in accordance with parameter plans.
14	Suitable building design (including avoiding basements or sub-ground levels and an appropriate standoff from all the main watercourses)	Water, ground conditions	Secured via planning condition and implementation of the detailed design in accordance with parameter plans.
15	Implementation of the green infrastructure and landscape strategy	LVIA, Ecology, Water, Archaeology and Heritage	Secured through implementation of detailed design in accordance with the parameter plans and via Section 106 agreement
16	Retention of majority of mature trees	LVIA, Ecology	Secured via planning condition and implementation of the

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
			detailed design in accordance with parameter plans.
Secondary Mitigation			
17	Implementation of scheme of junction and highway improvements	Transport, Air Quality	To be agreed with WSCC and secured via Section 106 agreement or planning condition
18	Bus Strategy for the site to be agreed in discussion with Stagecoach.	Transport	Secured via planning condition
19	Future flood risk mitigation and management strategies to be guided by ongoing monitoring by WSCC and ADC.	Water	Secured via planning condition
20	New culverts, crossings or other structures to minimise the risk of blockage and provide ease of maintenance	Water	Secured via planning condition
21	Onsite foul drainage system and upgrades to Southern Water's WwT Works	Water	Secured via planning condition
22	Financial contributions (to the CCG) for the expansion of health services/facilities	Socio-Economic	Section 106 agreement
23	Development of detailed design and submission of Reserved Matters applications in accordance with the Design Principles	All topics	Planning condition to require future detailed design (and Reserved Matters applications) to comply with Design Principles
24	Implementation of a Landscape and Ecological Management Plan (LEMP) (including details of the long-term maintenance and management of the existing and proposed hedgerows and trees)	Landscape and Visual, Ecology, Cultural Heritage	Planning condition to require agreement to and implementation of a LEMP in accordance with details set out in Chapters H and I.
25	Lighting scheme should be submitted for approval and implemented as outlined within Chapters E and F.	LVIA and Ecology	Planning condition to require submission of lighting strategy and subsequent implementation in accordance with guidelines covered under Tertiary Mitigation
26	Preparation of an Energy Strategy	Climate change	Secured via planning condition
27	Mitigation assessment reports at the detailed design stage, which should demonstrate that with adequate mitigation internal noise levels will comply with BS 8233: 2014 Sound	Noise	Planning condition to require submission of Acoustic Building Service Plant Mitigation Report for phases and subsequent

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
	insulation and noise reduction for buildings – Code of practice.		implementation in accordance with the Report.
Tertiary Mitigation			
Measures will be secured through compliance with legislation or guidance covered elsewhere. No requirement for additional planning conditions or obligations to secure tertiary mitigation.			

O3.4

It is considered that the above will ensure that the mitigation and monitoring envisaged by the ES can be appropriately secured.

O4.0 Summary

- O4.1 This ES has been prepared on behalf of the Southern Consortium, consisting of C.C. Projects, Ashmarden Limited and Hanbury (PM) Limited (the ‘Applicant’) and sets out the findings of an EIA of the proposed development of the strategic development site forming the realignment of the A29 south of Barnham Road and a residential led-mixed use development within the northern section of the Barnham, Eastergate and Westergate Strategic Allocation, known as BEW Parcel SC1 (‘the Proposed Development’).
- O4.2 The description of development is as follows:-

“Outline planning permission (with all matters reserved except for the A29 realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior living accommodation (Use Classes C2/C3), flexible retail and community floorspace (Use Classes E/F2/sui generis), a primary school, plus associated open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29, including construction of a new road carriageway, junctions and associated infrastructure.”
- O4.3 The Proposed Development has been subject to a process of systematic analysis of potential significant environmental effects and iterative design to embed key principles that can assist in reducing adverse effects where these arise. The ES (Chapters A to M) has described the key components of the Proposed Development, the methodological approach adopted and the extent to which consultation and engagement has assisted in this process. It is intended to be used by ADC and other key stakeholders in its determination of the planning application (outline with all matters reserved except for the A29 realignment) for the Proposed Development.
- O4.4 Chapter O has drawn together and summarised the main outcomes from the EIA process and has divided the range of mitigation measures identified into those already embedded or ‘built in’ to the proposals that are included in the planning application into measures that will need to be secured via planning conditions and a s106 planning obligation, and other measures to which the future development will comply as a result of the requirements of other legislation or best practice procedures. It has been demonstrated that all mitigation required to appropriately address likely significant environmental effects of this Proposed Development can be secured to an acceptable level.
- O4.5 These should also be balanced with the beneficial effects identified through the EIA process including those in respect of landscape, access and permeability, socio-economics and ecological enhancement.

O5.0 Abbreviations & Definitions

- 1 ADC Arun District Council
- 2 CCG Clinical Commissioning Group
- 3 CEMP Construction Environmental Management Plan
- 4 DAS Design and Access Statement
- 5 EIA Environmental Impact Assessment
- 6 ES Environmental Statement
- 7 FTP Framework Travel Plan
- 8 LEMP Landscape and Ecological Management Plan
- 9 PPG Planning Practice Guidance
- 10 PROW Public Rights of Way
- 11 SEND Special educational needs and disabilities
- 12 SPA Special Protection Area
- 13 SuDS Sustainable Drainage Strategy
- 14 SWMP Site Waste Management Plan
- 15 TPO Tree Preservation Order
- 16 WSCC West Sussex County Council

06.0 **References**

- 1 Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- 2 BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations (British Standards Institution, London, 2012)
- 3 The Planning Practice Guidance (<https://www.gov.uk/guidance/environmental-impact-assessment>)
- 4 Delivering Quality Development (IEMA, July 2016)
- 5 Building Regulations Part L (Conservation of Fuel and Power) (DCLG, 2021)
- 6 Future Homes Standard 2025 (details at <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>)
- 7 Control of Substances Hazardous to Health (COSHH) Regulations 2002
- 8 Control of Pollution Act 1974
- 9 Arun District Council's Parking Standards Supplementary Planning Document
- 10 BS 8233: 2014 Sound insulation and noise reduction for buildings – Code of practice
- 11 Construction Code of Practice for the Suitable Use of Soils on Construction Sites (Defra 2009)
- 12 Wildlife and Countryside Act 1981 (as amended)
- 13 Bat Conservation Trust & Institute of Lighting Engineers 'Bats and Artificial Lighting in the UK – Bats and Built environment Series'