

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 01 March 2022 12:25

To: Claire Potts <Claire.Potts@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham - BN/11/22/OUT

Planning Application Reference: BN/11/22/OUT

Proposal: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus 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. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Location: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Dear Claire,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered.

Demolition - Asbestos

Prior to commencement of the demolition of existing buildings the applicant shall undertake an asbestos survey to identify any Asbestos Containing Materials (ACMs). Where ACM is identified the developer shall submit a scheme in writing for approval to the local planning authority to demonstrate ACMs shall be removed and managed in accordance with Health and Safety Executive guidance, employing licensed contractors where appropriate.

Reason: To protect the health of construction workers and residents.

Air Quality Impact assessment

Having reviewed the document entitled 'Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) | Environmental Statement Chapter G: Air Quality' (dated January 2022) [produced by Air Quality Consultants Ltd] and the documents entitled 'Air Quality Appendices: Land at Barnham, Eastergate & Westergate' (dated January 2022) [produced by Air Quality Consultants Ltd.] I find the reports, methodology, calculations and findings to be reliable. I therefore recommend any future permission granted is in accordance with the Air Consultants Ltd report.

Contaminated Land

Having reviewed the document entitled 'Barnham, Eastergate & Westergate (BEW) | Parcel SC1 | Phase 1 Land Contamination Desk Study' (dated 12th October 2021) [produced by Pell Frischmann] I confirm I find the report to be reliable. I therefore recommend a scheme to include the following elements to control risks from contaminated land is submitted in writing to the local planning authority for approval:

1. A Site Investigation Scheme, based on the Pell Frischmann Land Contamination Desk Study report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy 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 (3) 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 health of construction workers and future site users

Elm Grove South Brickfield – Contamination

Arun District Council database shows a historic brickfield in The Elm Grove South area (near to the North East boundary of the proposed development site). The historic site has been redeveloped to residential usage, however a risk of ground gas migration remains and must be considered in any contamination risk assessment for the development site.

Reason: To protect the health of construction workers and future site users

Internal Noise Levels – Residential units BS8233:2014

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

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

External Noise Levels – Residential units BS8233:2014

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the external noise levels within the curtilage of residential units will conform to the 'Design criteria for external noise' upper guideline value of 55 dB $L_{Aeq,T}$ as specified within section 7.7.3.2 of BS 8233:2014.

Guidance on sound insulation and noise reduction for proposed developments shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

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

Noise & Vibration from Railway line

The proposed development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority.

Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority

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

Road Noise

No development shall commence until an acoustic assessment has been undertaken to determine the impact of noise from transport related noise sources on the A259. The assessment shall be in accordance with the 'shortened measurement method' described in the Department for Transport document 'Control of Road Traffic Noise' (CRTN) 1988. The results of the assessment and details of a scheme of mitigation measures necessary to ensure an appropriate level of aural amenity within habitable rooms and amenity in garden areas shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

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

Commercial Noise Sources

No development shall commence until an acoustic assessment has been undertaken to determine the impact of noise from commercial related noise sources on the proposed dwellings. The results of the assessment and details of a scheme of mitigation measures necessary to ensure an appropriate level of aural amenity within habitable rooms and amenity in garden areas shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

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

Occupancy before development is fully completed.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted and approved in writing by the Local Planning Authority.

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

Electric Vehicle Charging Points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

External Lighting

I note the applicant has provided full details for proposed external lighting regarding the A29 element of the application.

I request the applicant provide further details relating to external lighting for the residential streets included with the application.

No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area / the environment and wildlife / local residents from light pollution

Care home - Control of fumes / odours / cooking smells

Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

 [EMAQ 2018 Kitchen Guidance Summary \[2018\].docx](#)

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

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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