

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 June 2020 08:37
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/39/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 01 June 2020 14:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/39/20/PL

Further to my original comments our contaminated land officer has now made the following comments;

Having now reviewed Soils Ltd.'s Phase I (ref.: 17324/PIR, dated January 2019) and Phase II (re.: 17324/MIP/Rev1.03, dated January 2019), I am confused about the dates when works took place and the titles of reports.

May the developer/consultant therefore please confirm/explain the following:

- the site walkover for Phase I was in November 2018
- the Phase I report, as referenced above, is dated January 2019
- the Phase II report, as referenced above, is also dated January 2019
- the Phase II report states the intrusive works were carried out on 15 and 28 November 2018 with groundwater monitoring visits between November 2018 and March 2019
- the 'commission' section of the Phase II report references a Phase I report ref.: 17324/DS, dated January 2019 which I have not yet seen
- section 5.1 of the Phase II report references a Phase I ref.: 17324/PIR, dated April 2016 which I have not yet seen
- the method of collecting, storing and transporting samples is not clear
- it is unclear why BTEX were only tested in one sample
- the laboratory results sheet indicates that the samples were taken on 23 November 2018 and received by the laboratory on 28 November (subsequently tested on 04 December 2018)

Joanne Lewis
Senior Environmental Health Officer,
Technical Services



T: 01903 737666
E: joanne.lewis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Joanne Lewis
Sent: 15 May 2020 12:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/39/20/PL

I refer to the above application and make the following comments;

Contaminated Land

The site is on an area of land which is designated as potentially contaminated. The applicant has submitted a soil report but this refers to a Preliminary Investigation Report (ref.: 17324/DS, dated January 2019) by the same company which I will need to see before I can make comments on whether the submitted report is acceptable.

Railway Noise

The site is relatively close to two sections of railway line and Barnham Station and I have concerns about noise from the railway affecting the amenity of the occupiers of the proposed development. I would therefore recommend the following condition;

- No development shall commence until an acoustic assessment has been undertaken to determine the impact of noise from the nearby railway line. 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 in garden areas shall be submitted and approved in writing by the Local Planning Authority. The assessment shall 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. 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. The assessment and mitigation scheme shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The scheme should take into account the correct number of air changes required for noise affected rooms.

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

Odour

The site is very close to an existing livery stables and I have concerns that odour from such an activity could affect the amenity of the occupiers of the proposed development. I would therefore recommend the following condition;

- No development shall commence until an odour assessment has been undertaken to determine the impact of odour from the nearby livery stables and other rural activities. The results of the assessment and details of a scheme of mitigation measures necessary to ensure an appropriate level of amenity within habitable rooms and 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. The assessment shall be conducted by a suitably qualified odour assessor and be carried out in line with the Institute of Air Quality Managements 'Guidance on the assessment of odour for planning.'

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

As new residential units are proposed here I would recommend inclusion of the following condition;

- 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 dwellings 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 2040, 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).

Construction

In order to protect the residential amenity of existing local residents during the construction phase I would recommend the following conditions;

Reason: 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:-
- a) An indicative programme for carrying out of the works;
 - b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
 - d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - e) The parking of vehicles of site operatives and visitors;
 - f) Loading and unloading of plant and materials, including permitted times for deliveries;
 - g) Storage of plant and materials used in constructing the development;
 - h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - i) 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 Regulations Orders);
 - j) Measures to control the emission of dust and dirt during construction;
 - k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

- No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no 'noisy' work on Sunday or Bank Holidays

Informative

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

- The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Yours faithfully

Joanne Lewis

I work part time and during the current situation I will be trying to work at some point every day Monday – Friday instead of my normal days Wednesday – Friday only.

Joanne Lewis | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.



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

Sent: 27 April 2020 14:34

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: BN/39/20/PL

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission

APPLICATION NO: BN/39/20/PL

Registered: 23rd April
2020

Site Address: Land adjacent to Tars Farm House Church Lane Barnham PO22
0DB

Grid Reference: 495960 104112

Description of Works: Erection of 4 No dwellings & associated works. This application is a
Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any
observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email
by 30-MAY-20.**

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

**Please be aware that any comments you may make will be available on our website so
please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations
to make.

The application will be determined having regard to the development plan policies (if any are
relevant) and other material considerations. The development plan can be accessed via the
website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments
made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they
will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone
number 01903 737874.

Regards
Planning Officer

consultee_email
