

Environmental Health Consultation Response

To	Kathryn Welch
Date	27-07-2026
Planning Ref	A/84/26/CLE
Site Description	St Denys Nursery North Dappers Lane Angmering Littlehampton West Sussex BN16 4EN
Date of Application	2026-06-19 00:00:00
Category	
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

This site is currently the subject of a number of complaints from multiple local residents. Complaints allege disturbance caused by the activities of vehicle repairs, breaking of vehicles and the preparation and repair of vehicles for banger racing or similar. There are concerns regarding noise, air pollution from engines and paint spraying as well as health and safety issues of vehicles being lifted and moved close to residential properties.

EH has no objection to the use of the site for office or storage uses (subject to condition IND6 below) but vehicle repairs and breaking can give rise to complaints and for that reason the following conditions are recommended should permission be granted.

Conditions Recommended:

IND6 : Hours for deliveries/removals

No industrial, commercial or trade goods shall be loaded, unloaded, or otherwise handled and no vehicles shall arrive at or depart from the application site outside the hours of 07:00 and 19:00 Monday to Friday, 08:00 to 18:00 on Saturdays or at any time on Sundays or recognised public holidays.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

AQ1 : Air Quality Emissions from site

All work must take place inside the premises with doors and windows closed except for access and egress. If this raises a health and safety issue and ventilation and/or extraction is required, the following is required

Prior to first use of the premises where ventilation/extraction is required, full details of all measures to be taken to deal with the emissions to air arising from the site shall be submitted to and approved in writing by the Local Planning Authority. Any agreed associated equipment, plant or process shall be installed prior to the first use of the premises and shall be permanently operated and retained in compliance with the approved scheme and retained thereafter.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1.

PCEHN25 : Industrial/commercial noise

The change of use hereby permitted shall not commence until an impact assessment of noise from the development on nearby residential properties has been submitted to and approved in writing by the Local Planning Authority. The impact assessment shall conform to the requirements of BS4142:2014+A1:2019 and include worst case noise from deliveries and operation of the development and where necessary, it shall include a noise mitigation scheme.

A test to demonstrate compliance with the noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority before the use commences.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the construction phase commences.

PCEHN26 : Noise Management Plan (NMP)

The change of use hereby permitted shall not commence until a Noise Management Plan (NMP) has been submitted to and approved in writing by the Local Planning Authority. The NMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- a) hours of operation
- b) management responsibilities during operating hours
- c) measures to control noise from activities and operations at the site (including the operation of any equipment plant or building services)
- d) minimising noise from vehicles, deliveries, and servicing.

The NMP shall be regularly reviewed to ensure that it reflects current operational site practices. Where the operator or the Local Planning Authority receives complaints or have concerns that site activities or operations are having or may have a detrimental impact to the local amenity, the NMP shall be reviewed. Any changes to the NMP necessary to address these concerns shall be implemented to the satisfaction of the Local Planning Authority.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

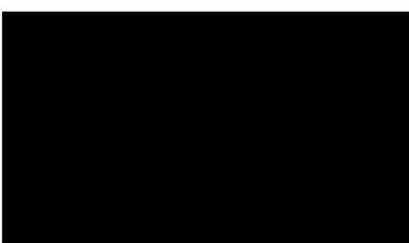
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1. This must be a pre-commencement condition because it is necessary to have such measures in place before the construction phase commences.

PL- Consultation- Environmental Health response

A/84/26/CLE



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Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: Planning Response

Planning Response

Please find attached comments and recommended conditions for A/84/26/CLE St Denys Nursery, Angmering.

Joanne

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