

Environmental Health Consultation Response

To	Amber Willard
Date	15-11-2025
Planning Ref	BR/174/25/PL
Site Description	17 High Street Bognor Regis West Sussex
Date of Application	2025-10-22 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application and while I have no objections in principle, the very basic noise assessment is not satisfactory. The basis report does not give any details of the existing noise climate at this location which has multiple licenced premises very close by. The statement just states "Based on background noise data for similar town centre environments" but does not give any specifics of where this data came from. The report does not discuss noise impact on the external amenity spaces or noise transmission from the adjoining commercial uses.

The report does mention the use of MVHR for background ventilation in line with building regulation's part F however there is not mention of the prevention of overheating. Although a building may not have to comply with part O of the building regulations, as part of a good acoustic design if the windows of the development cannot be opened to prevent overheating, we would expect either an overheating assessment or ventilation providing the equivalent to an open window (deemed to be 4 air changes per hour, on demand and unrestricted). This forms part of the noise mitigation as without it, residents will have to open the windows, negating any insulation they provide. Without the ability to keep the windows closed we would normally recommend refusal of the application on noise grounds.

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

Conditions Recommended:

PCEHN27 : New residential development affected by transportation noise sources (this condition is specific to transportation noise)

Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB Lmax no more than 12 times per night (bedrooms windows open).
- c) garden/external amenity spaces should not exceed 50 dB LAeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent. Details shall be compiled 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 applicant should review the Planning Noise Advice Document – Sussex, November 2023:
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with 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 buildings are occupied.

PC EHN12 Proposed commercial unit below/adjacent to existing noise sensitive dwelling

The change of use hereby permitted shall not begin until a scheme for protecting the existing noise sensitive residential dwellings above and adjacent to the proposed commercial unit has been prepared by a competent person and submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the development opens for business and retained and maintained in perpetuity. The scheme shall be designed to achieve a minimum airborne sound insulation value of 50dB (DnT, w + Ctr) for floors/ceilings and 48dB (DnT, w + Ctr) for walls.

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 development is occupied.

EHN23 Building services plant (BS4142:2014+A1:2019)

No internally or externally located plant, machinery equipment or building services plant shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 November 2025 12:30
To: Planning Scanning
Subject: FW: Planning Response BR-174-25-PL - 17 High Street, Bognor Regis, West Sussex
Attachments: communication.pdf

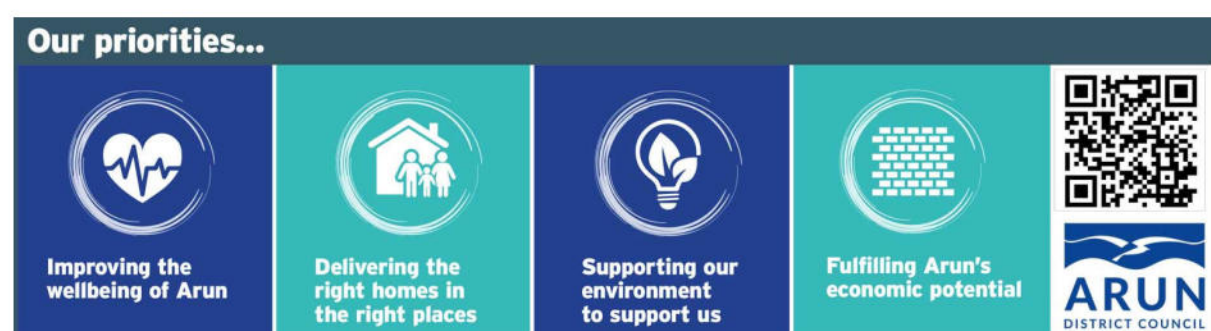
Environmental Health response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 15 November 2025 13:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-174-25-PL - 17 High Street, Bognor Regis, West Sussex

Planning Response BR-174-25-PL - 17 High Street, Bognor Regis, West Sussex

Hi Amber,

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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Council Information:

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