

Environmental Health Consultation Response

To	Hebe Smith
Date	11-03-2026
Planning Ref	BR/20/26/PL
Site Description	51 - 51A Aldwick Road Bognor Regis West Sussex PO21 2NJ
Date of Application	2026-03-03 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

The proposed development is positioned on a busy road in a mixed-use area with a variety of commercial properties close by. The development is also looking to retain the ground floor commercial use, and looking at the age of the property, I do not believe the existing sound insulation would comply with modern standards. I am concerned that if not properly considered the existing noise climate will have a detrimental impact on the future occupants. Therefore I would recommend the following conditions should consent be granted.

Conditions Recommended:

PCEHN2 : Noise-sensitive development near existing noise source

Construction work shall not begin until a scheme for protecting the proposed residential accommodation from noise from the existing noise climate has been submitted to and approved in writing by the Local Planning Authority. All such works which form part of the scheme shall be completed before any part of the residential accommodation is occupied.

Reason:

To safeguard the amenity of 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.

PCEHN12 : 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=docm93jijm4n19846.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.

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Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
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Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-20-26-PL - 51 - 51A Aldwick Road, Bognor Regis, West Sussex, PO21 2NJ

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Hi Hebe,

Please find attached EH planning response for the above application..
Kind Regards

Chris White
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Arun District Council

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