

Environmental Health Consultation Response

To	Hebe Smith
Date	10-01-2026
Planning Ref	BR/211/25/PD
Site Description	51 - 51A Aldwick Road Bognor Regis West Sussex PO21 2NJ
Date of Application	2026-01-05 00:00:00
Category	Permitted Development
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 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=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.

[REDACTED]







[REDACTED]

[REDACTED]

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
--	---	---	---	--	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 10 January 2026 16:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-211-25-PD - 51 - 51A Aldwick Road, Bognor Regis, West Sussex, PO21 2NJ

Planning Response BR-211-25-PD - 51 - 51A Aldwick Road, Bognor Regis, West Sussex, PO21 2NJ

Hi Hebe,

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

Chris White

Environmental Protection Officer, Environmental Health
Arun District Council

T: 01903 737663
E: chris.white@arun.gov.uk

Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF

T: 01903 737500 - [REDACTED]

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice: This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.