

Environmental Health Consultation Response

To	Harry Chalk
Date	10-01-2026
Planning Ref	BR/217/25/PL
Site Description	86 Annandale Avenue Bognor Regis West Sussex PO21 2EX
Date of Application	2026-01-05 00:00:00
Category	Application
Recommendation	<p>No Objection</p> <p>No Objection – with conditions</p> <p>Objection</p> <p>Holding Objection</p>

EH Comments:

I have reviewed the submitted application and taking into account the location and the proposed plans to install air source heat pumps, 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 Lamax 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=docm93jijm4n19846.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.

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

EH - see notes

No internally or externally located plant, machinery equipment or building services plant including ground or air source heat pumps 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) or confirm compliance with the current version of the MCS 020 a) guidance. 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=docm93jijm4n19846.pdf&ver=24686>.

Reason:

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



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>



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

From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 10 January 2026 16:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-217-25-PL - 86 Annandale Avenue, Bognor Regis, West Sussex, PO21 2EX

Planning Response BR-217-25-PL - 86 Annandale Avenue, Bognor Regis, West Sussex, PO21 2EX

Hi Harry,

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.