

## Environmental Health Consultation Response

<b>To</b>	Amber Willard
<b>Date</b>	20-01-2026
<b>Planning Ref</b>	BR/229/25/PL
<b>Site Description</b>	45 High Street Bognor Regis West Sussex PO21 1RU
<b>Date of Application</b>	2026-01-15 00:00:00
<b>Category</b>	Application
<b>Recommendation</b>	<del>No Objection</del>  <b>No Objection – with conditions</b>  <del>Objection</del>  <del>Holding Objection</del>

### EH Comments:

I have reviewed the above application and while I have no objections in principle, the proposed development is situated in a mixed-use area, with multiple commercial units close by including several delivery areas and a car garage. The plans also show new residential accommodation directly over the ground floor commercial yard and bin store, all of which raise concerns about the noise impact on the future occupants. Therefore were consent to be granted, I would recommend the following conditions.

### Conditions Recommended:

#### **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.

**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.

**CONSHOUR : Hours of working - no CMP**

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays.

In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

**Reason:**








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

PL- Consultation- Environmental Health response

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://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:** 20 January 2026 15:45

**To:** Planning.Responses <Planning.Responses@arun.gov.uk>

**Cc:** Chris White <Chris.White@arun.gov.uk>

**Subject:** Planning Response BR-229-25-PL - 45 High Street, Bognor Regis, West Sussex, PO21 1RU

## Planning Response BR-229-25-PL - 45 High Street, Bognor Regis, West Sussex, PO21 1RU

Hi Amber,

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](mailto:chris.white@arun.gov.uk)

### **Council Information:**

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

T: 01903 737500 - E: [EHPlanningConsultations@arun.gov.uk](mailto:EHPlanningConsultations@arun.gov.uk)

<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.