

Environmental Health Consultation Response

To	Amber Willard
Date	20-01-2026
Planning Ref	BR/229/25/PL
Site Description	45 High Street Bognor Regis West Sussex PO21 1RU
Date of Application	2026-01-15 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 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=docm93ijm4n19846.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

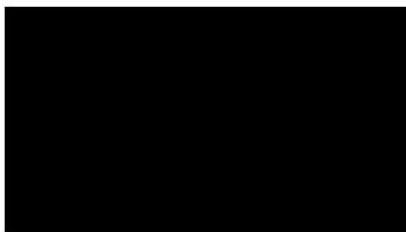
Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays.

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
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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

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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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